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CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, September 13, 1977, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard,
Gibson, Harcourt, Kennedy,
Marzari, Puil and Rankin.

CLERK TO THE COUNCIL: R. Henry

PRAYER

The proceedings in the Council Chamber were opened with prayer, offered by the Civic Chaplain, Father James Comey of Holy Rosary Cathedral, Vancouver.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Gibson

SECONDED by Ald. Brown

THAT the minutes of the Regular Council Meeting (with the exception of the 'In Camera' portion), and the Special Council Meeting (Public Hearing), both dated August 23, 1977, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy

SECONDED by Ald. Gerard

THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

REPORT REFERENCE

Development of Block 80, D.L.541
King George High School Site

City Council at its meeting on August 23, 1977, when considering an announcement by B.C. Hydro that an office complex would be developed on Block 80, referred to ramifications of the proposal within the context of the G.V.R.D. Livable Regional Plan. The City Manager advised the matter of B.C. Hydro's demolition permit application relating to buildings presently on the site (including King George and Dawson Schools) and a report on B.C. Hydro manpower and its deployment within the region would be before Council on September 13, 1977.

Cont'd....

REPORT REFERENCE (Cont'd)

Development of Block 80, D.L. 541
King George High School Site

For Council consideration were the following:

- a) City Manager's Report dated September 6, 1977, in which the Director of Planning reports on the development of Block 80;
- b) Letter from B.C. Hydro dated September 7, 1977, summarizing the Authority's position;
- c) Letter from B.C. Hydro dated August 22, 1977, analyzing the distribution of Hydro jobs and locations of employee residences;
- d) Report of the City Manager dated September 7, 1977 in which the Director of Legal Services reports on Bill 77, the new Heritage legislation;

plus - - a letter from the Heritage Advisory Committee, dated September 12, 1977, reaffirming its original recommendation that King George High School be designated as a Heritage Building.

Mr. D. Hickley, Assistant Director, Central Area Planning, gave a brief report reference to Council on this matter.

The Mayor referred to a letter which he recently received from Mr. Robert Bonner, Chairman of B.C. Hydro, indicating that Hydro would not be interested in developing this site if it were necessary to retain the King George High School.

Professor McLeod, Heritage Advisory Committee, addressed Council and reinforced the Committee's recommendation that the building be designated and appropriate uses be investigated.

Mr. E. A. Robertson, Consultant Engineer for B.C. Hydro advised that his investigations of the condition of the King George High School indicated that the basic structure is not sound. He reiterated that B.C. Hydro would not be interested in developing this site if the King George High School were to be retained, as it would be uneconomic to attempt to restore this building.

MOVED by Ald. Rankin

THAT the Director of Legal Services be instructed to bring forward the appropriate amending By-law to designate the King George High School as a Class 'A' Heritage structure, and interested parties be given an opportunity to address Council when the By-law is before it for consideration; in the meantime, the demolition permit applied for by B.C. Hydro be with-held.

- CARRIED UNANIMOUSLY

The Council recessed at 3.45 p.m., and following an 'In Camera' meeting in the Mayor's office, reconvened in the Council Chamber at 4.00 p.m. at which time Alderman Gibson was absent.

UNFINISHED BUSINESS

1. Special Joint Council/Park Board
Committee re Jericho.

Due to the absence of Alderman Gibson, it was agreed to defer consideration of this matter to the evening when all Members of Council would be present.

2. Central Park Parking -
Regulation By-law

Council on May 24, 1977, deferred a Manager's report dated May 20, 1977, recommending that Council approve By-law No.7019 of the Municipality of Burnaby, being a By-law to regulate parking in Central Park, pending discussion with B.C. Telephone Company on the matter of alleviating employee parking problems in the area surrounding their new building.

Before Council for consideration was a report of the City Manager, dated August 16, 1977 in which the City Engineer put forward the following for consideration:

- A) Not endorsing the 'no parking by-law' and instead ask Burnaby to permit parking in Central Park, on an interim basis, so as to reduce the amount of parking taking place on residential streets in Vancouver.
- B) Formally advising Burnaby and B.C. Telephone of Vancouver's concern about the need for reducing on-street parking, through development of additional surface parking on-site, increasing staggered hours, improving incentives for car-pools and improving transit service. In addition, B.C. Telephone should be asked to undertake a parking demand study based on employee desires at their Burnaby office.
- C) If Council do not wish to pursue (A) or (B), they should approve the by-law as submitted May 24, 1977.

MOVED by Ald. Rankin

THAT this matter be referred to the Standing Committee on Transportation to initiate early discussions with the Municipality of Burnaby on provision of adequate employee parking for both Phase I and Phase II of the B.C. Telephone development in this area.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. Stanley Park Causeway
Public Meeting

Council noted a memorandum from the Mayor, dated August 29, 1977, advising that Council on August 23, 1977, appointed a Task Force to co-ordinate the whole matter of the entrance to Stanley Park, Coal Harbour and the Park Causeway.

The Mayor reminded Council of its previous resolution to hold a Joint Council/Park Board Public Meeting on the Stanley Park Causeway and suggested it might now be advisable for Council to postpone the Public Meeting pending the report of the Task Force.

Cont'd.....

COMMUNICATIONS OR PETITIONS (Cont'd)

Stanley Park Causeway (Cont'd)

MOVED by Ald. Rankin

THAT the proposed Joint Council/Park Board Public Meeting on the Widening of the Stanley Park Causeway, not be held.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin

THAT Council concede that the Park Board has control of the Stanley Park Causeway area and, therefore, the decision on this widening should rest with the Park Board.

- (carried)

(Alderman Kennedy opposed)

MOVED by Ald. Gerard

THAT the above motion by Alderman Rankin be deferred

- LOST (tie vote)

(Aldermen Harcourt, Kennedy, Marzari, Puil and Rankin opposed)

The motion to defer having lost the motion by Alderman Rankin was put and CARRIED.

2. Cap's Cabaret - 1018 Burnaby Street

Council, on August 23, 1977, when dealing with the matter of Cap's Cabaret, resolved:

'THAT a request be forwarded to the Liquor Control and Licensing Branch to consider an application from Capolini Restaurants Ltd., for conversion of its premises to a neighbourhood pub, on the understanding that the City will be given the opportunity of first conducting a pub plebiscite on the usual basis to determine the City's position on the application.'

Council noted a letter dated August 30, 1977, from the Director of Licensing, Liquor Control and Licensing Branch, advising that the General Manager would not consider a 'D' Class License (Neighbourhood Pub) for Cap's Cabaret. The General Manager has indicated that on his return from vacation he will consider holding a hearing pursuant to Sections 21 and 22 of the Liquor Control and Licensing Act, on the matter of Cap's Cabaret.

MOVED by Ald. Harcourt

THAT the communication from the Liquor Control and Licensing Branch, be received for information.

- CARRIED UNANIMOUSLY

3. Britannia Community Centre
- Staffing.

In a letter dated September 6, 1977, the Executive Director of Britannia Community Services Centre requested an opportunity to address Council this evening on the report of the Standing Committee on Finance and Administration dated August 25, 1977 on Staffing of Britannia Community Centre.

MOVED by Ald. Harcourt

THAT the request of Britannia Community Services Centre be granted and the delegation be heard this evening.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

4. Development Permit Application
496 West King Edward Avenue.

In a memo dated September 9, 1977, the Deputy City Clerk advised that a number of persons had requested to address Council this evening on the City Manager's report (Building & Planning Matters Clause 4) on Development Permit Application No. 78103 - 496 West King Edward Avenue.

MOVED by Ald. Harcourt

That the requests of the persons mentioned in the Deputy City Clerk's memorandum of September 9, 1977, be granted and the delegations be heard this evening.

- CARRIED UNANIMOUSLY

5. Cutbacks in Late Night
Transit Services

Council noted requests from Downtown Eastside Residents' Association and the Amalgamated Transit Union - Division 101-134 to appear as delegations, on the report of the Standing Committee on Transportation dated August 25, 1977, re cutbacks in late night transit services.

MOVED by Ald. Harcourt

THAT the requests from the Downtown Eastside Residents' Association and the Amalgamated Transit Union, be granted and the delegations appear before Council on September 27, 1977.

- CARRIED UNANIMOUSLY

6. Arbutus- Burrard Connector

In a letter dated September 12, 1977 the Kitsilano Rate-payers' Association requested an opportunity to address Council when Alderman Puil's motion on the Arbutus-Burrard Connector is before Council.

MOVED by Ald. Puil

THAT the delegation request be granted and the whole matter be deferred until the Council meeting on September 27, 1977;

FURTHER THAT any other subsequent requests to address Council on this matter be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S & OTHER REPORTS

- A. MANAGER'S GENERAL REPORT
SEPTEMBER 9, 1977

Works & Utility Matters
(September 9, 1977)

The Council considered this report which contains five clauses identified as follows:

- Cl. 1: Local Improvements on the "Initiative Principle" and by "Petition"
- Cl. 2: Local Improvement by Petition
- Cl. 3: Request to Cancel Street Lighting Project on Quadra Street
- Cl. 4: Lease of Portion of the Lane North of 41st Avenue, East of Collingwood
- Cl. 5: Tender Awards

Cont'd....

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Works & Utility Matters (Cont'd)
(September 9, 1977)

Local Improvements on the "Initiative Principle" and by "Petition"
(Clause 1)

MOVED by Ald. Ford

THAT the Local Improvement project to replace obsolete lights in the six block area bounded by Marguerite, Granville, 45th and 49th Avenues, not be undertaken;

FURTHER THAT Council approve the recommendations of the Deputy City Engineer with respect to all other projects advanced on the "Initiative Principle" and by "Petition" in this report.

- CARRIED UNANIMOUSLY
AND BY THE
REQUIRED MAJORITY

Clauses 2, 4 & 5

MOVED by Ald. Puil

THAT the recommendations of the City Manager, as contained in clauses 2 and 4 be approved and clause 5 be received for information.

- CARRIED UNANIMOUSLY

Request to Cancel Street
Lighting - Quadra Street
(Clause 3)

MOVED by Ald. Ford

THAT the City Engineer be instructed not to proceed with the installation of the lighting on Quadra Street from 18th Avenue to the lane north of 18th Avenue, and that the Local Improvement Schedule No. 439 be amended accordingly;

FURTHER THAT the affected owners not be charged for the work already carried out with respect to this project.

- CARRIED UNANIMOUSLY

Building & Planning Matters
(September 9, 1977)

The Council considered this report which contains seven clauses identified as follows:

- Cl. 1: Champlain Heights - Enclave 3
- Cl. 2: Grandview-Woodland Local Area Planning Program - Status Report
- Cl. 3: Rezoning - W/S Fraser between 14th and 15th Avenues (3025 Fraser)
- Cl. 4: D.P.A. - 496 West King Edward Avenue
- Cl. 5: D.P.A. - 3179 - 3181 Point Grey Road
- Cl. 6: D.P.A. - 115-121 Keefer Street
- Cl. 7: Rezoning - N/S Kingsway between Boundary and Ormidale (3665 Kingsway)

Champlain Heights - Enclave 3
(Clause 1)

MOVED by Ald. Brown

THAT the recommendation of the City Manager, as contained in clause 1, be approved.

- CARRIED UNANIMOUSLY

Building & Planning Matters (Cont'd)

Grandview-Woodland Local Area Planning
Program - Status Report
(Clause 2)

MOVED by Ald. Harcourt

THAT the recommendation of the City Manager, as contained
in this clause, be approved.

- CARRIED UNANIMOUSLY

Alderman Bellamy, the Liaison Alderman for this area
was requested to discuss with the Planning Committee
the question of a minimum number of members for the
Committee, for report back.

Application to Re-zone - West Side
Fraser Street between 14th and
15th Avenues
(Clause 3)

MOVED by Ald. Puil

THAT the recommendation of the Director of Planning,
as contained in this report, be approved.

- CARRIED UNANIMOUSLY

Clause 4. For Council action on this clause see page 27.

Development Permit Application
3181 Point Grey Road
(Clause 5)

MOVED by Ald. Puil

THAT this clause be received for information.

- CARRIED UNANIMOUSLY

Development Permit Application
115-121 Keefer Street
(Clause 6)

MOVED by Ald. Ford

THAT the recommendation of the City Manager, as contained
in this clause, be approved.

- CARRIED UNANIMOUSLY

Proposed Rezoning - 3665 Kingsway
(Between Boundary & Ormidale Street)
(Clause 7)

MOVED by Ald. Harcourt

THAT the recommendation of the City Manager, as contained
in this clause, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S & OTHER REPORTS (Cont'd)

Fire & Traffic Matters
(September 9, 1977)

The Council considered this report which contains seven clauses identified as follows:

- Cl. 1: Greek Day - June 26, 1977
- Cl. 2: Buses Operating on Granville Mall Transitway
- Cl. 3: Sidewalk Cafe - The Crepe Machine,
1480 West 11th Avenue
- Cl. 4: Gastown Days Parade and Celebrations
- Cl. 5: Metrication - Traffic Speeds and Distances
- Cl. 6: South Bypass - State of B.C. Hydro/City Negotiations
- Cl. 7: Canadian Paraplegic Association Safety Driving
"Roadeo"

Greek Day - June 26, 1977
(Clause 1)

During consideration of this matter, the Deputy City Clerk advised that a delegation request had been received from Mr. Pappas. Council noted that the Director of Social Planning has been asked to report on the whole matter of local area festivals.

MOVED by Ald. Puil

THAT consideration of this report and the delegation request be deferred pending receipt of the report from the Director of Social Planning.

- CARRIED UNANIMOUSLY

Buses Operating on Granville
Mall Transitway.
(Clause 2)

MOVED by Ald. Brown

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED

(Alderman Kennedy opposed)

B. Property Taxes in Phase 1,
Area 6, False Creek.

Council noted a request from the False Creek Co-operative Housing Association to address Council on this matter.

MOVED by Ald. Harcourt

THAT the delegation request be approved, consideration of this report be deferred, and in the meantime the Chairmen of the Standing Committees on Finance and Administration and Planning and Development, the City Manager, and appropriate officials, meet with the False Creek Co-operative and other concerned groups, to discuss this matter for report back.

- CARRIED UNANIMOUSLY

Fire & Traffic Matters (Cont'd)

Sidewalk Cafe - The Crepe Machine
1480 West 11th Avenue
(Clause 3)

MOVED by Ald. Bellamy

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- (referred)

Cont'd....

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Fire & Traffic Matters (Cont'd)

Sidewalk Cafe - The Crepe Machine
1480 West 11th Avenue
(Clause 3) (Cont'd)

MOVED by Ald. Rankin

THAT this matter be referred to the Standing Committee on Community Services for full discussion, to include a review of other liquor outlets in the vicinity of The Crepe Machine.

- CARRIED UNANIMOUSLY

Gastown Days Parade & Celebrations
(Clause 4)

MOVED by Ald. Harcourt

THAT the Gastown Historic Area Co-ordinating Committee be granted permission to close the streets detailed in the report of the City Engineer, dated September 9, 1977, to vehicular traffic on September 24, 1977 from 8.00 a.m. to 12.00 midnight and on Sunday, September 25, 1977, from 11.00 a.m. to 10.00 p.m. to accommodate the Gastown Days Festival; this approval to be subject to the following conditions:

- a) The applicant enter into an arrangement satisfactory to the Director of Legal Services indemnifying the City against all claims that may arise from the proposed parade and closure, such indemnity to be in the form of insurance in which the City of Vancouver is named insured.
- b) Any food concessions to be approved by the City Health Department.
- c) All relevant licences be obtained by the applicant prior to the events.
- d) The cost of temporary traffic controls be borne by the applicant.
- e) The cost of any street cleaning over and above normal street cleaning be borne by the applicant.

FURTHER THAT the Provincial Government Liquor Administration Branch be advised that the Council has no objection to the sale of alcoholic beverages on the streets in question during this festival.

- CARRIED UNANIMOUSLY

Metrickation - Traffic Speeds
and Distances.
(Clause 5)

MOVED by Ald. Harcourt

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

South Bypass - State of B.C.
Hydro/City Negotiations
(Clause 6)

MOVED by Ald. Kennedy

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)Fire & Traffic Matters (Cont'd)

Canadian Paraplegic Association
 Safety Driving "Roadeo"
 (Clause 7)

MOVED by Ald. Bellamy

THAT the request of the Canadian Paraplegic Safety Driving "Roadeo" Committee to close to vehicular traffic 28th Avenue from Willow to Oak on Sunday, September 25, 1977 from 10.00 a.m. to 4.00 p.m., be approved, subject to the following:

- a) The applicant enter into an arrangement satisfactory to the Director of Legal Services indemnifying the City against all claims that may arise from the proposed closure. Such indemnity to be in the form of insurance in which the City of Vancouver is named insured.
- b) Any food concessions be approved by the City Health Department.
- c) The cost of any street cleaning required over and above normal street cleaning be borne by the applicant.
- d) The cost of temporary traffic controls be borne by the applicant

FURTHER THAT Council approve a grant of up to \$150.00 to the Canadian Paraplegic Association to defray expenses of signing, barricading and street cleaning for this event.

- CARRIED UNANIMOUSLY
 AND BY THE
 REQUIRED MAJORITY

Finance Matters
 (September 9, 1977)

The Council considered this report which contains seven clauses identified as follows:

- Cl. 1: 'Poser' and 'Reser' Expenditures
- Cl. 2: Grandview-Woodland N.I.P. Appropriation of Funds - Community Services Directory
- Cl. 3: Consultant re Security System for Centennial Museum
- Cl. 4: Investment Matters (Various Funds) July 1977
- Cl. 5: Interest on Prepayment of Real Property Taxes
- Cl. 6: The Orpheum - Additional Funding
- Cl. 7: Quarterly Review of Revenues and Expenditures, 1977 Operating Budget as at June 30, 1977

Clauses 1 - 5 inclusive

MOVED by Ald. Ford

THAT Clause 1 be recieved for information and the recommendations of the City Manager, as contained in clauses 2, 3, 4, and 5, be approved.

- CARRIED UNANIMOUSLY

The Orpheum - Additional Funding
 (Clause 6)

MOVED by Ald. Ford

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED

(Aldermen Gerard and Rankin opposed)

CITY MANAGER'S AND OTHER REPORTS (Cont'd)Finance Matters (Cont'd)

Quarterly Review of Revenues and
Expenditures, 1977 Operating Budget,
as at June 30, 1977
(Clause 7)

MOVED by Ald. Harcourt

THAT the recommendation of the City Manager with respect to the increase in Contingency Reserve, be deferred pending receipt of the September Quarterly Review of Revenues and Expenditures, 1977 Operating Budget;

FURTHER THAT the remainder of the recommendations of the City Manager contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Property Matters
(September 9, 1977)

The Council considered this report which contains nine clauses identified as follows:

- Cl. 1: Demolitions
- Cl. 2: Cancellation of Sale - S/S 800 Block East Hastings Street
- Cl. 3: Rental Review - Lease of Portion of Heather Street south of S.W. Marine Drive
- Cl. 4: Mortgage of Two Leases by City to R.E. Porter Ltd.
- Cl. 5: Burrard Street Widening - 1804 West 4th Avenue Compensation to Lessee
- Cl. 6: Lease of Premises - West Point Grey Branch Library
- Cl. 7: Cancellation of Two Existing Leases with Bantam Holdings Ltd. (Holt Glass Ltd.)
- Cl. 8: Encroachment onto City-owned Property - S/S King Edward between Sophia and John Streets
- Cl. 9: Expropriation for Burrard Street Widening - 2065 Burrard Street

Clauses 1 - 8 inclusive

MOVED by Ald. Puil

THAT clause 1 be received for information and the recommendations of the City Manager, as contained in clauses 2, 3, 4, 5, 6, 7 and 8, be approved.

- CARRIED UNANIMOUSLY

Expropriation for Burrard Street
Widening - 2065 Burrard Street
(Clause 9)

MOVED by Ald. Puil

THAT consideration of this clause be deferred pending receipt of further information.

- CARRIED UNANIMOUSLY

STANDING COMMITTEES & OTHER REPORTSI. Report of Standing Committee
on Planning and Development,
August 25, 1977

The Council considered this report which contains five clauses identified as follows:

- Cl. 1: Status Report of Major Development Permit Applications
- Cl. 2: Monthly Status of Rezoning Applications
- Cl. 3(A) Three L.I.P. Funded Programs in the Planning Department
- Cl. 3(B) Paper on Floating Homes
- Cl. 4: City-owned Land in the Camosun Bog Area
- Cl. 5: Zoning for the Kitsilano Conversion Areas

Clauses 1 - 5 inclusive

MOVED by Ald. Harcourt

THAT the recommendations of the Committee, as contained in clauses 1, 2, 3-(A) & (B), 4, and 5, be approved.

- CARRIED UNANIMOUSLY

II. Report of Standing Committee
on Community Services,
August 25, 1977

The Council considered this report which contains eight clauses identified as follows:

- Cl. 1: Insurance on Contents of Frame Rooming Houses
- Cl. 2: Liquor Licenses - Vancouver East Cultural Centre, City Stage, York Theatre, David Y.H. Lui Theatre & Vancouver Jazz Society
- Cl. 3: Fire By-law Enforcement - Seven 'Core Area' Hotels
- Cl. 4: Ferrara Court
- Cl. 5: Complaint re Condition of Residential Accommodation 1749 East 7th Avenue
- Cl. 6: Noise Complaint re Hare Krishna Temple
- Cl. 7: Shopping Hours
- Cl. 8: Civic Grant Requests for Social Services - Summer Quarter

Clauses 1, 3, 4, 6 & 7.

MOVED by Ald. Rankin

THAT the recommendations of the Committee, as contained in clauses 1, 3, 4, 6 and 7, be approved.

- CARRIED UNANIMOUSLY

Requests for Liquor Licenses -
Various Theatres
(Clause 2)

MOVED by Ald. Rankin

THAT the recommendations of the Committee, as contained in this clause, be approved.

- CARRIED

(Alderman Gerard opposed)

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STANDING COMMITTEES & OTHER REPORTS (Cont'd)

Report of Standing Committee
on Community Services (Cont'd)

Complaint re Condition of
Residential Accommodation -
1749 East 7th Avenue.
(Clause 5)

During consideration of this clause Council noted a letter from Rose, Gale & Co., advising that the hot water tank is now working properly.

MOVED by Ald. Rankin

THAT this clause in the Committee's report, and the letter from Rose, Gale and Company be received for information.

- CARRIED UNANIMOUSLY

Civic Grant Requests for Social
Services - Summer Quarter.
(Clause 8)

The Deputy City Clerk advised that a request for deferral of their grant request had been received from the Catholic Community Services Association, to provide an opportunity for a representative of the Association to appear before Council.

MOVED by Ald. Rankin

THAT consideration of the grant request for the Catholic Community Services Association be deferred; and the delegation request be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin

THAT a grant of \$3,796.00 to the Canadian Wheelchair Sport Association, B.C. Division, be approved.

- LOST NOT HAVING RECEIVED
THE REQUIRED MAJORITY

(Ald. Brown, Kennedy, Puil and the Mayor opposed)

MOVED by Ald. Rankin

THAT a grant of \$6,360.00 to the Social Planning and Review Council of B.C., be approved.

- CARRIED BY THE
REQUIRED MAJORITY

(Ald. Gerard opposed)

MOVED by Ald. Rankin

THAT a grant of \$11,841.00 to The Kettle Friendship Society, be approved.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED MAJORITY

MOVED by Ald. Rankin

THAT a grant of \$8,435.00 to the Cedar Cottage Neighbourhood Services (Portuguese Worker), be approved.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED MAJORITY

MOVED by Ald. Rankin

THAT a grant of \$4,122.00 to Rape Relief, be approved.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED MAJORITY

STANDING COMMITTEES & OTHER REPORTS (Cont'd)Report of Standing Committee
on Community Services (Cont'd)Civic Grant Requests for Social
Services - Summer Quarter
(Clause 8) (Cont'd)

MOVED by Ald. Rankin

THAT a grant of \$4,937.00 to ASK Friendship Centre,
be approved.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED MAJORITY

MOVED by Ald. Rankin

THAT a grant of \$7,125.00 to Vancouver Life Skills,
be approved.

- LOST NOT HAVING RECEIVED
THE REQUIRED MAJORITY

(Ald. Brown, Gerard, Kennedy, Puil and the Mayor opposed)

MOVED by Ald. Rankin

THAT a grant of \$500.00 to the Lower Mainland Stroke
Association, be approved.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED MAJORITY

MOVED by Ald. Rankin

THAT a grant of \$2,600.00 to the South Hill Sports
Association, be approved.

- LOST NOT HAVING RECEIVED
THE REQUIRED MAJORITY

(Ald. Brown, Gerard, Kennedy, Puil and the Mayor opposed)

MOVED by Ald. Rankin

THAT all approved grants be subject to any terms and
conditions set out by the Director of Social Planning in
Appendix "A" of the City Manager's report dated August 11, 1977.

MOVED by Ald. Rankin

THAT no action be taken on the following grant applications:

B.C. Federation of Women (Transition House Conference)	\$ 3,370.00
Burnaby Halfway Lodge Society	10,000.00
Family Place.	4,000.00

- CARRIED UNANIMOUSLY

Submitted for consideration of the Committee was a
recommendation of the Director of Social Planning that \$11,650.00
be granted to the Family Services of Greater Vancouver for a
Family Service Worker in the Grandview Woodland area. At this
meeting the Committee had requested the Director of Social
Planning to prepare for Council a supplementary report on this
application.

Before Council this day was a memorandum dated September
9, 1977 from Social Planning providing additional information
on this grant request and suggesting that Council take no action
on the application from the Family Services of Greater Vancouver
for a grant of \$11,650.00.

MOVED by Ald. Rankin

THAT no action be taken on the grant request from the Family
Services of Greater Vancouver.

- CARRIED UNANIMOUSLY

STANDING COMMITTEES AND OTHER REPORTS (Cont'd)

III. Report of Standing Committee
on Finance & Administration,
August 25, 1977

The Council considered this report which contains four clauses identified as follows:

- Cl. 1: Maintenance Cost for Special Street Lighting in Gastown
- Cl. 2: 'Quarterly Review' and 'Urban Reader'
- Cl. 3: Britannia Community Services Centre Society - Staffing
- Cl. 4: Implications of Reduced Density - Phase 2, Area 6, False Creek

Maintenance Cost for Special
Street Lighting in Gastown.
(Clause 1)

MOVED by Ald. Brown

THAT the on-going maintenance costs be borne by the City at large provided abutting property owners pay installation costs for mercury vapour lamps.

- CARRIED

(Ald. Gerard, Puil and Rankin opposed)

Clauses 2 and 4

MOVED by Ald. Brown

THAT the recommendation of the Committee as contained in Clause 2, be approved, and clause 4 be received for information.

- CARRIED UNANIMOUSLY

Clause 3. For Council action on this clause see page 29.

IV. Report of Standing Committee
on Transportation,
August 25, 1977

The Council considered this report which contains three clauses identified as follows:

- Cl. 1: Cassiar/Cambridge Loop
- Cl. 2: Late Night Transit Services
- Cl. 3: Pedestrian Actuated Signal - Skeena and Hastings Streets

Clauses 1 and 3.

MOVED by Ald. Bellamy

THAT the recommendations of the Committee, as contained in clauses 1 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

Clause 2. For Council action on this clause see page 5.

STANDING COMMITTEES AND OTHER REPORTS (Cont'd)

V. Report of Standing Committee
on Planning and Development,
September 8, 1977

The Council considered this report which contains two clauses identified as follows:

- Cl. 1: Community Facilities, Phase 2, Area 6,
False Creek
- Cl. 2: Implications of Reduced Density, Phase 2,
Area 6, False Creek

MOVED by Ald. Harcourt

THAT the recommendations of the Committee, as contained in clauses 1 and 2, be approved.

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy

SECONDED by Ald. Gerard

THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

- 1. BY-LAW TO AMEND BY-LAW NO. 4450,
BEING THE LICENSE BY-LAW (Shell
Canada Ltd.'s Self-Serve Gas Station)

MOVED by Ald. Bellamy,

SECONDED by Ald. Ford,

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Bellamy,

SECONDED by Ald. Ford,

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

BY-LAWS (Cont'd)

2. BY-LAW TO AMEND BY-LAW NO. 3575,
BEING THE ZONING AND DEVELOPMENT
BY-LAW AND BY-LAW NO. 4810, BEING
THE SIGN BY-LAW (Housekeeping
Amendments)

MOVED by Ald. Rankin,
SECONDED by Ald. Harcourt,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Rankin,
SECONDED by Ald. Harcourt,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Aldermen Kennedy and Marzari and the Mayor were excused from voting on this By-law.)

3. BY-LAW TO AMEND BY-LAW NO. 3575,
BEING THE ZONING AND DEVELOPMENT
BY-LAW (3665 Kingsway)

MOVED by Ald. Kennedy,
SECONDED by Ald. Harcourt,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Kennedy,
SECONDED by Ald. Harcourt,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

4. BY-LAW TO AMEND BY-LAW NO. 4804,
BEING THE TAX PREPAYMENT BY-LAW

MOVED by Ald. Brown,
SECONDED by Ald. Marzari
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Brown,
SECONDED by Ald. Marzari
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

BY-LAWS (Cont'd)

5. BY-LAW TO AMEND BY-LAW NO. 4849,
BEING THE STREET & TRAFFIC BY-LAW
(Metric Conversion of Speeds and
Distances in Motor Vehicle Act)

MOVED by Ald. Bellamy,

SECONDED by Ald. Harcourt,

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Bellamy

SECONDED by Ald. Harcourt

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

- A. Closing, Stopping Up, Conveying
& Consolidating with Abutting
Lands (W/S Hudson, North of 71st
Avenue)

MOVED by Ald. Ford

SECONDED by Ald. Gerard

THAT WHEREAS

- (1) The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;
- (2) All the road dedicated by the deposit of Plan 8873 adjacent to Lot "D", Block 16, District Lot 318, Plan 8873 is no longer required for road purposes;
- (3) The owner of said Lot "D" wishes to acquire this portion of street;

THEREFORE BE IT RESOLVED THAT all the lane dedicated by the deposit of Plan 8873 adjacent to Lot "D", Block 16, District Lot 318, Plan 8873 be closed, stopped up and conveyed to the owner of said Lot "D"; and

FURTHER BE IT RESOLVED THAT the road so closed be consolidated with the abutting lands.

- CARRIED UNANIMOUSLY

MOTIONS (Cont'd)

- B. Allocation of Land for Lane Purposes
(North 2' of South 12' of Subdivision
"C", Lots 1 and 2, Block 45, D.L. 184
Plan 2660)

MOVED by Ald. Ford

SECONDED by Ald. Gerard

THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

North 2 feet of the South 12 feet of Subdivision "C" except the North 20 feet shown on Plan 4162, now highway, Lots 1 and 2, Block 45, District Lot 184, Plan 2660, the same as shown outlined red on plan prepared by G. Girardin, B.C.L.S., dated August 19, 1977, and marginally numbered LF 8381, a print of which is hereunto annexed;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

- C. Allocation of Land for Lane Purposes
(Lot 5, Block 23 of Blocks 10 to 13
and 22 to 25, D.L.'s 391 and 392)

MOVED by Ald. Ford

SECONDED by Ald. Gerard

THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

All that portion of Lot 5, Block 23 of Blocks 10 to 13 and 22 to 25, District Lots 391 and 392, described as follows:

Commencing at the northeasterly corner of said Lot 5;

Thence South, 10 feet, following the easterly limit of said Lot 5;

Thence N 45° W, 14.14 feet, more or less to intersection with the northerly limit of said Lot 5 at a point 10 feet westerly from the northeasterly corner of said Lot 5;

Thence East, 10 feet, following in the northerly limit of said Lot 5 to the point of commencement.

The same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated August 11, 1977, and marginally numbered LF 8373, a print of which is hereunto annexed;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

MOTIONS (Cont'd)

D. Allocation of Land for Lane Purposes
 (North 2.5' of Lots 18 to 24, Block
 107, D.L. 264A)

MOVED by Ald. Ford

SECONDED by Ald. Gerard

THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

North 2.5 feet of Lots 18 to 24, Block 107, District Lot 264A, the same as shown outlined red on a plan prepared by G. Girardin, B.C.L.S., dated August 25, 1977, and marginally numbered LF 8382, a print of which is hereunto annexed;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

1. Burrard Arbutus Connector

MOVED by Ald. Puil

SECONDED by Ald. Kennedy

THAT WHEREAS traffic problems are being compounded in the Point Grey Road area and in the Kitsilano area generally;

AND WHEREAS the Burrard-Arbutus Connector offers a future solution to the traffic problems extending from Burrard Bridge to Point Grey;

AND WHEREAS none of the property acquired for the physical right-of-way of the Connector has been disposed of;

THEREFORE BE IT RESOLVED THAT the City leave future options open by not disposing of the properties required for the Arbutus Connector;

AND FURTHER THAT the City withdraw its offer to the G.V.R.D. to lease a portion of the aforementioned land for housing purposes.

- DEFERRED
 (See Page 5)

NOTICE OF MOTION

The following Notice of Motion was submitted by Alderman Gerard, seconded by Alderman Kennedy, and recognized by the Chair:

MOVED by Ald. Gerard

SECONDED by Ald. Kennedy

THAT WHEREAS on May 25, 26 and 27, 1978, the show "Oh! Calcutta!" is tentatively booked into the Queen Elizabeth Theatre which is a civic-owned and operated theatre;

AND WHEREAS this will bring into our highly subsidized civic theatre a show which is very strongly "sex" oriented in the name of entertainment;

Cont'd....

NOTICE OF MOTION (Cont'd)

AND WHEREAS the show, if held, will set a precedent for other similar types of shows for booking into the three civic theatres;

AND WHEREAS the show seriously challenges acceptable community standards;

AND WHEREAS the citizens of Vancouver have a right to expect leadership by its Council in the matter of community standards;

THEREFORE BE IT RESOLVED THAT the Vancouver Theatres Board and the Theatres Manager be instructed not to allow a booking in the civic theatres for the show "Oh! Calcutta!".

(Notice)

The following Notice of Motion was submitted by Alderman Puil, seconded by Alderman Kennedy, and recognized by the Chair:

MOVED by Ald. Puil

SECONDED by Ald. Kennedy

THAT WHEREAS an agreement has been entered into between the City of Vancouver and the Devonian Group, as to the widening of the Stanley Park Seawall;

AND WHEREAS the said agreement has not as yet been executed;

AND WHEREAS the proposed widening of the seawall will produce major changes in the visual impact of this pleasant pedestrian walkway;

AND WHEREAS large numbers of concerned Vancouverites and organizations have actively protested the proposed changes to the seawall;

THEREFORE BE IT RESOLVED THAT the Devonian Group be asked to agree to withdraw from the said agreement;

AND FURTHER THAT the Board of Parks and Recreation immediately stop all work on the widening of the seawall.

(Notice)

The Council recessed at 5.45 p.m. to reconvene in the Council Chamber at 7.30 p.m.

Regular Council, September 13, 1977 22

The Council reconvened at 7:30 p.m. in the Council Chamber with Mayor Volrich in the Chair and the following members present:

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard,
Gibson, Harcourt, Kennedy,
Marzari, Puil and Rankin

CLERK TO THE COUNCIL: R. Henry

COMMITTEE OF THE WHOLE

MOVED by Ald. Puil,
SECONDED by Ald. Gibson,

THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS

1. Unification Church - Appeal re License to Solicit for Charity

The Special Committee of Council re Control of Soliciting for Charity considered an application by the Unification Church for a Soliciting for Charity license on July 27, 1977, and instructed the Chief License Inspector to not approve the application.

Appearing before Council this evening was Mr. Wayne Lamond, Director of the Unification Church appealing the decision of the Special Committee.

Before Council for information were the following documents:

- (a) Letter dated August 9, 1977, to the Unification Church from the Chief License Inspector.
- (b) Minutes of the Special Committee re Control of Soliciting for Charity meeting of July 27, 1977, together with the following attachments:
 - (i) memorandum dated July 18, 1977, from the Chief License Inspector to the City Clerk;
 - (ii) letter of application from the Unification Church dated July 5, 1977.

Mr. Lamond addressed Council urging that Council reverse the decision of the Special Committee and permit the members of his Church to solicit for charity.

MOVED by Ald. Gerard,

THAT Council confirm the action of the Special Committee of Council re Control of Soliciting for Charity in the matter of the application of the Unification Church for a license to solicit for charity.

- CARRIED UNANIMOUSLY

2. Equal Employment Opportunities

Council on July 26, 1977, agreed to hear delegations on the report of the Special Committee on Equal Employment Opportunities. Before Council for consideration was the report of the Equal Employment Opportunity Committee dated July 8, 1977, containing a number of specific recommendations. Attached to this report was a report from the City Manager dated June 27, 1977, which had been considered by the Committee at its meeting on July 8th.

cont'd....

Regular Council, September 13, 1977 23

DELEGATIONS (cont'd)

Equal Employment Opportunities
(cont'd)

Also before Council was a report of the City Manager dated July 28, 1977, detailing those recommendations of the Committee of which he concurred as well as setting out areas of disagreement with the Committee's recommendations. The Manager put forward the following three alternatives to Council

- (1) maintain the present merit system without additional EEO provisions
- (2) approve the recommendations on which there is concurrence, establishing basic EEO activities at a cost of about \$25,000 per year in 1977 dollars
- (3) approve some or all of the remaining recommendations; if all are approved, the more extensive program will cost in excess of \$90,000 per year

and recommended that Council not approve a more extensive program than envisaged in alternative 2 above and submitted the question of any additional Equal Employment Opportunity activity for Council's consideration.

The following addressed Council in support of the Equal Employment Opportunity Committee's recommendations:

- Ms. Connie Kehoe, Committee of Progressive Electors
(Brief Filed)
- Ms. Frances Phillips, Mental Patients Association
(Brief Filed)
- Ms. Pam Frazee, B.C. Coalition of the Disabled
- Lee Grills, Vancouver Status of Women
- Representative of the National Association Canadian of
Origin in India
- Bill Lum, Asian Canadian Association of Cultural Co-operation
(Brief Filed)
- Doug Mowat, Canadian Paraplegic Association (Brief Filed)
- John Dusang, Khalsa Society
- Dr. L.A. Khan, Movement in Islam (Vancouver Branch)
(Brief Filed)

Having heard representations from the above, Council then considered the recommendations of the Committee and the comments of the City Manager.

MOVED by Ald. Marzari,

THAT the following recommendation of the Committee be approved:

"A. THAT Council approve the establishment of an Equal Employment Officer.";

FURTHER THAT the City Manager report back to Council on appropriate classification and pay grade.

- CARRIED

(Aldermen Kennedy, Puil and the Mayor opposed)

cont'd....

DELEGATIONS (cont'd)Equal Employment Opportunities
(cont'd)

MOVED by Ald. Marzari,

THAT the following recommendations of the Committee be approved:

"B. THAT an Equal Employment Opportunity program be implemented as follows:

- (i) Review the City's recruiting and selection procedures to ensure there are no built-in discriminatory elements. The study should include the Outside Workers in the Engineering and Parks Departments where there is presently no input from the Personnel Services Dept., in the hiring and promotional process and the review would be done jointly between Personnel and the Departments.
- (ii) Review Class Specifications and job postings in order to remove any qualifications and language requirements which may not be job related.
- (iii) Analyze the various occupational groups to determine whether there are any artificial barriers to promotional opportunities which could be discriminatory; make recommendations for the further development of 'career ladders' or 'bridge positions' where these appear to be necessary to facilitate career advancement.
- (iv) Make employees more aware of the availability of self-development and career counselling (of particular interest to women, members of racial minority, and the handicapped).
- (v) Review the problems of health insurance and fringe benefit packages for the physically handicapped to ensure that they do not act as a barrier.
- (vi) Develop a proposal for training programs and awareness seminars for appropriate staff, designed to improve attitudes toward women, racial minorities, and the handicapped.
- (vii) That the program be monitored on a regular basis and yardsticks be set up for measuring effectiveness.
- (viii) That an active recruitment program be established to develop components of outreach."

- CARRIED

(Aldermen Kennedy, Puil and the Mayor opposed to (vii) and (viii))

MOVED by Ald. Marzari,

THAT the following recommendation of the Committee be approved:

"C. THAT the Equal Employment Opportunity Officer responsible, either for performance of or delegation, report to the City Manager's Office and work in consultation with the Personnel and other Department Heads."

- CARRIED

(Aldermen Kennedy and Puil opposed)

cont'd....

DELEGATIONS (cont'd)Equal Employment Opportunities
(cont'd)

MOVED by Ald. Marzari,

THAT the following recommendations of the Committee be approved:

"D. THAT the Equal Employment Opportunity function also include the following criteria:

Women

- (i) Review and revise all recruitment and selection procedures and job requirements to remove discriminatory effects.
- (ii) Develop training programs on job-stereotyping and equal employment opportunity for recruitment and supervisory personnel.
- (iii) Develop career ladders within the employment structure to enhance advancement opportunities for women.
- (iv) Create 'Bridge positions' between support and administrative and technical positions to give experience and open advancement opportunities.
- (v) Ensure that internal training programs are equally available to women employees.
- (vii) Provide special career counselling for women employees.
- (viii) Review pay levels and job content of all classifications in the light of current equal pay legislation.
- (ix) Review fringe benefit plans to ensure that there is no disparate treatment on the basis of sex or marital status."

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil,

THAT the following recommendation of the Committee be deferred for report from the Equal Employment Opportunity Officer:

"(vi) Develop new training programs for women that will enhance their promotion opportunities."

- CARRIED

(Alderman Rankin opposed)

MOVED by Ald. Marzari,

THAT the following recommendations of the Committee be approved:

"Racial Minorities

- (i) Make a special effort to recruit minority members using minority sources and media.
- (iii) Review language and other job requirements to make sure that each requirement is truly job-related.
- (iv) Undertake a study to examine the necessity of existing height requirements for particular jobs as this acts as a barrier to certain minority groups.

cont'd....

DELEGATIONS (cont'd)Equal Employment Opportunities
(cont'd)Racial Minorities
(cont'd)

- (v) Initiate awareness seminars for personnel and supervisory staff with the aim of examining cultural differences and the impact that these have on employment and potential employment of a particular group."

- CARRIED UNANIMOUSLY

MOVED by Ald. Ford,

THAT the following recommendation of the Committee be deferred pending report back from the Equal Employment Opportunity Officer:

- "(ii) Review tests to eliminate any language, questions or content that has a cultural bias."

- CARRIED

(Aldermen Harcourt, Marzari and Rankin opposed)

MOVED by Ald. Rankin,

THAT the following recommendations of the Committee be amended and approved:

"The Physically and Mentally Handicapped
and Those Persons with Handicaps other
than Visible Ones

- (i) Adopt and reinforce the hiring policy that no applicant will be refused or discriminated against because of a medical disability or physical handicap that does not interfere with the candidate's ability to perform the job in question.
- (iv) Review the problems of health insurance and fringe benefit packages for the handicapped to ensure that they do not act as a barrier.
- (v) Initiate awareness seminars to help bring about changes in attitudes about the handicapped."

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,

THAT the following recommendation of the Committee be amended and then approved:

- "(ii) Review the recommendations of the accessibility study of City buildings."

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,

THAT the following recommendation of the Committee be approved:

- "(iii) Contact the community agencies that specifically represent the physically handicapped when recruiting personnel."

- LOST

(Aldermen Ford, Gerard, Gibson, Kennedy, Puil and the Mayor opposed)

cont'd....

Regular Council, September 13, 1977 27

DELEGATIONS (cont'd)

Equal Employment Opportunities
(cont'd)

The Physically and Mentally Handicapped
and Those Persons with Handicaps other
than Visible Ones (cont'd)

MOVED by Ald. Puil,

THAT the following recommendation of the Committee be deferred for further consideration:

- "(vi) Expand the information on physically handicapped employees to include those employees with handicaps other than visible ones."

- CARRIED

(Aldermen Harcourt, Marzari and Rankin opposed)

(For original recommendations,
see report of Committee on
file in City Clerk's Office.)

MOVED by Ald. Harcourt,

THAT the Standing Committee on Finance and Administration consider the hiring practices of the Fire Department in the context of the recommendations of the Equal Employment Opportunity Committee's report dated July 8, 1977. ~~AK~~

- CARRIED

(Aldermen Kennedy, Puil and the Mayor opposed)

DELEGATIONS AND CITY MANAGER'S REPORTS (cont'd)

Building & Planning Matters
(September 9, 1977) (cont'd)

D.P.A. 496 West King Edward
Avenue (cont'd)

Earlier this day, Council had agreed to hear representations from interested persons on this matter. The following addressed Council:

- Mrs. L. Haimila, The Native Orientation of Women, read a brief which was circulated to Council requesting approval of the development permit application.
- Mr. B. Rosso, resident of the area, requested deferral of this item for two weeks on the basis of inadequate and insufficient notification of the neighbourhood. He opposed the application as he considers the location is not suitable for a facility of this type. He also read a letter from the President of the Central Cambie Ratepayers' Association opposing the application.
- Mrs. B. Blumes, resident of the area, also spoke in opposition to the application and requested a two week deferral of the item.
- Mr. R. Reid, resident of the area, opposed the application and stated there was confusion in the neighbourhood with respect to the actual aims of the centre and the activities which would be carried on there.
- Mrs. Betty Backman, Little Mountain Area Human Resources Society, read a brief in support of the application.

cont'd....

DELEGATIONS AND CITY MANAGER'S REPORTS (cont'd)Building & Planning Matters
(September 9, 1977 (cont'd))D.P.A. 496 West King Edward
Avenue (cont'd)

- Mr. S. Bodlak, Little Mountain Resources Board, also spoke in support of the development permit application.
- Mr. Harry S. Fan, owner of the house in question, urged Council to approve the development permit application.

MOVED by Ald. Rankin,

THAT the Director of Planning be advised that Council would favour the issuance of the development permit application to the end of the funding period (March 31, 1978), to the Thunderbird Activity Centre to use the premises at 496 West King Edward Avenue for an institution of philanthropic character or local area activity centre;

FURTHER THAT the Director of Social Planning report back to Council prior to expiration of the development permit.

- CARRIED ^{Ru}

(Aldermen Kennedy and Puil opposed)

UNFINISHED BUSINESS (cont'd)Special Joint Council/Park Board
Committee re Jericho (cont'd)

Council on July 26, 1977, when considering the reports of the Special Joint Council/Park Board Committee re Jericho dated June 23/July 7, 1977, deferred this whole matter including a motion by Alderman Ford, to the next regular meeting of Council when all members are present.

Council noted a letter dated August 10, 1977, from the Park Board distributed this day, setting forth the Board's position on Jericho Beach Park.

MOVED by Ald. Ford,

THAT the following recommendation of the Special Committee be amended and approved:

"THAT this Committee, recognizing Park Board autonomy in Park Board matters, also recognizes a need for an outdoor activity/summer festival area and recommends that Hangar 5 be offered by the Park Board under a lease or management agreement to a Users Committee for this purpose, with the Users Committee being required to attempt to raise capital funds for the necessary improvements."

- CARRIED

(Alderman Brown opposed)

MOVED by Ald. Ford,

THAT the following recommendation of the Special Committee be approved"

"THAT Hangar 7 continue to be utilized for indoor participation sport activities at minimal cost to the Park Board."

- CARRIED UNANIMOUSLY

MOVED by Ald. Ford,

THAT the following recommendation of the Special Committee be approved:

"THAT Hangar 3 be sold and removed."

- CARRIED

(Aldermen Marzari and Rankin opposed)

cont'd....

Regular Council, September 13, 1977 29

UNFINISHED BUSINESS (cont'd)

Special Joint Council/Park Board
Committee re Jericho (cont'd)

MOVED by Ald. Ford,

THAT the following recommendation of the Special Committee be approved:

"THAT Hangar 8 continue to be utilized for indoor participation sport activities at minimal cost to the Park Board."

- CARRIED UNANIMOUSLY

At this point in the proceedings, Alderman Kennedy left the meeting.

At its meeting on July 26, 1977, Council also deferred to the next regular meeting of Council when all members would be present, the following motion of Alderman Brown:

"THAT WHEREAS by letters patent dated May 25, 1976, the Province of British Columbia conveyed to the City of Vancouver District Lots 4565 and 5098 for park purposes;

AND WHEREAS by indenture dated January 1, 1977, the Province of British Columbia leased to the City of Vancouver Lot 7030, Group 1, New Westminster District for a term of twenty (20) years for a public park;

THEREFORE BE IT RESOLVED THAT the Board of Parks and Recreation have the custody, care and management of the said District Lots 4565 and 5098 and the said Lot 7030, Group 1, New Westminster District, all in the City of Vancouver, for park purposes, effective immediately."

MOVED by Ald. Rankin,

THAT the above motion of Alderman Brown be deferred.

- LOST (tie vote)

(Aldermen Bellamy, Brown, Ford, Gibson and the Mayor opposed)

A tie vote having resulted, the above motion of Alderman Brown was then put and LOST.

(Aldermen Gerard, Harcourt, Marzari, Puil and Rankin opposed)

DELEGATIONS AND COMMITTEE REPORTS (cont'd)

Report of Standing Committee
on Finance & Administration,
August 25, 1977 (cont'd)

Britannia Community Services
Centre Society Staffing (cont'd)

Earlier this day Council deferred consideration of this Clause to permit representation from the Britannia Community Services Centre Board.

A representative of the Britannia Community Services Centre Board addressed Council and filed a brief requesting that in addition to approving the recommendations of the Standing Committee on Finance and Administration, that Council approve funds for an additional Clerk-Stenographer for the Centre.

cont'd....

Regular Council, September 13, 1977 30

DELEGATIONS AND COMMITTEE REPORTS (cont'd)

Report of Standing Committee
on Finance & Administration,
August 25, 1977 (cont'd)

Britannia Community Services
Centre Society Staffing (cont'd)

MOVED by Ald. Brown,

THAT the recommendations of the Committee contained in
this Clause be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Marzari,

THAT the establishment of an additional Clerk-Stenographer
position at Britannia Community Services Centre be approved
contingent on the Britannia Community Services Centre Board
reducing its building services budget by an amount equal to the
cost of this stenographic position.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,

SECONDED by Ald. Puil,

THAT the report of the Committee of the Whole be adopted.

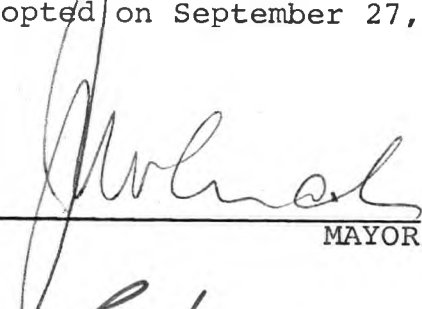
- CARRIED UNANIMOUSLY

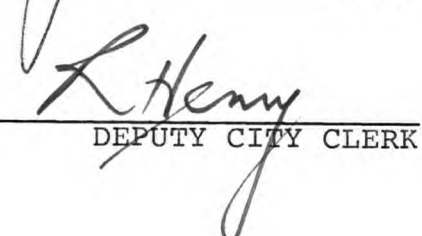
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The Council adjourned at approximately 11.35.p.m.

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The foregoing are Minutes of the Regular Council Meeting
meeting of September 13, 1977, adopted on September 27, 1977.


MAYOR


DEPUTY CITY CLERK

MANAGER'S REPORT

September 6, 1977

TO: Vancouver City Council

SUBJECT: Development of Block 80, D.L. 541 -
King George School Site

CLASSIFICATION: CONSIDERATION

The Director of Planning reports as follows:

"I. INTRODUCTION

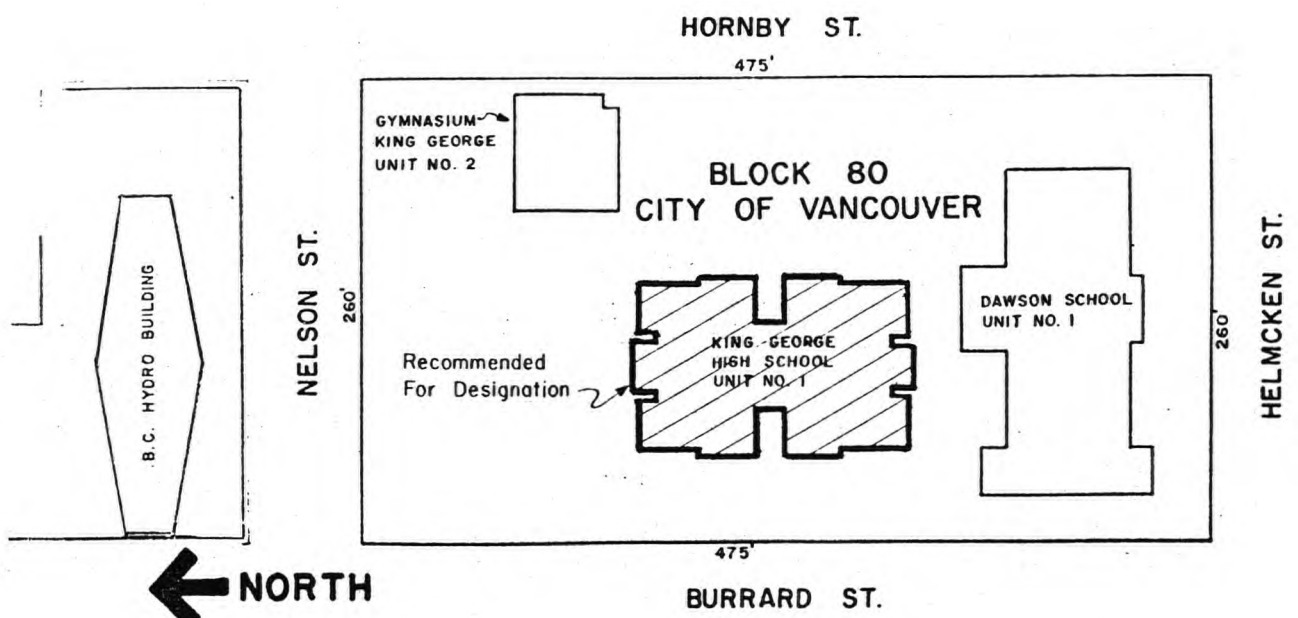
This report deals with several matters relating to the potential re-development of Block 80, D.L. 541, which is bounded by Nelson, Burrard, Helmcken, and Hornby Streets. The specific matters are:

- A. The March 14th, 1977 recommendation of the Vancouver Heritage Advisory Committee that the King George School be designated as an 'A' category heritage building.
- B. The April 12th, 1977 recommendation by the Vancouver Heritage Advisory Committee that the Standing Committee on Planning and Development commission a consultant to indicate the physical and economic implications of retaining the King George School, and the Planning and Development Committee's subsequent recommendation that the Director of Planning prepare an outline of such a study for Committee consideration.
- C. The August 19th, 1977 application by the B.C. Hydro and Power Authority to demolish all the existing structures on Block 80.
- D. The stated intention of B.C. Hydro to build an office building on Block 80 to accommodate all of their existing downtown employees.

The purpose of this report is to provide information to Council on items B and D above and to put forward recommendations pertaining to items A and C above.

II. BACKGROUND

The King George School was built in 1892 and enlarged in 1897. It was used as a school until 1963 and has been vacant since that time. In 1970 the School Board advertised all of Block 80 for lease. As a result, several development proposals were received, and one featuring a hotel/office building, personal care home and retail stores was selected. In order to allow such a proposal, a rezoning to CD-1 was necessary. The rezoning was approved subject to several prior to conditions which were not met, resulting in Council not enacting the By-law. Changes were made in the plans and rezoning was again applied for in 1973. The Technical Planning Board recommended approval, and the Vancouver City Planning Commission recommended against the rezoning. The applicant asked that no further action be taken on their application at that time. No further action has been taken.



III. HERITAGE DESIGNATION

The King George School was recommended for designation as an 'A' class heritage building primarily for historic rather than architectural reasons. However, the recommendation did note the building's secondary architectural importance in being able to add "character and texture" to a changing part of the City. In a situation of this type, a class 'A' designation would involve only the exterior of the building. No constraints would be placed on altering the interior of the buildings in order to meet modern codes and space requirements. This type of designation would produce the same constraints that have been in effect in the Gastown and Chinatown Historic Areas since 1971.

IV. IMPLICATIONS OF DESIGNATION ON BLOCK 80 DEVELOPMENT

In May of 1977 Council approved a recommendation of the Standing Committee on Planning and Development that the Director of Planning, in consultation with the Director of Finance, prepare an outline of a study to indicate the physical and economic implication of retaining the King George School. This work was in progress at the time B.C. Hydro's offer to purchase the site was made public. As a result, the study was altered to deal with the the specific physical and economic implications of the retention of the school on the probable Hydro development. Because the study could now be focused on one specific scenario, the work was completed by staff rather than consultants.

The scenario is that Hydro would build on Block 80 an office building equal to the maximum allowed under the present zoning, and would retain the King George School for office use or some semi-public use. THIS SCENARIO ASSUMES THAT THE FLOOR SPACE OF THE EXISTING KING GEORGE SCHOOL WOULD NOT BE COUNTED AS PART OF THE FLOOR SPACE POTENTIAL OF THE SITE, AND FURTHER ASSUMES A MAXIMUM SITE COVERAGE OF 60% IN ORDER TO ALLOW AN APPROPRIATE AMOUNT OF OPEN SPACE ON THE PROPERTY.

A. Physical Implications:

Under the Downtown District Zoning a use of this type (office) would be acceptable and would have the following major constraints placed upon it:

- Maximum density is an FSR equal to 4.0 (i.e. 494,000 sq. ft.)
- Maximum height is 300 ft.
- Maximum parking is one space per 2,400 sq. ft. of office (i.e. 206 spaces)

After reviewing several development schemes, it was concluded that the various development controls on Block 80 do not impede the full development of the site AND the retention of the King George School. Two extremes of physical development serve to demonstrate this point:

1. If the maximum height (300 ft.) is used as the limiting factor, then the allowable FSR can be attained by occupying 14.3% of the site. In addition, the depth of excavation that would probably be required for the footings on a building of this height, would provide sufficient space to accommodate the maximum allowable parking within this same 14.3% of the site.
2. If a maximum site coverage of 60% is the limiting factor, then the allowable FSR could be attained by a building of only seven floors in height. In addition, the maximum allowable parking provided in one underground level (again well within the probable excavation required for footings) would occupy only 38.7% of the site.

AS THESE EXAMPLES SHOW, THERE IS AMPLE MANOEUVRING ROOM WITHIN THE RESTRICTIONS OF THE BY-LAW FOR THE DEVELOPER'S ARCHITECTS TO PRODUCE A SCHEME WHICH WOULD MEET THE ARCHITECTURAL SPACE REQUIREMENTS OF THE CLIENT, AS WELL AS ANY SPECIFIC DESIGN REQUIREMENTS WHICH THE CITY MAY WISH TO IMPOSE, WHILE RETAINING THE KING GEORGE SCHOOL. Because the retention of the King George School does not materially affect the development potential of Block 80, the following economic analysis is confined only to those costs and benefits that would accrue from the renovations of the structure itself.

B. Financial Implications

The Director of Finance comments as follows:

The economic implications of heritage designation, in this specific case, can be effectively measured by reviewing:

- the impact of retention on the probable development
- the comparison of the costs of retention with the costs of replacement.

The Director of Planning has confirmed that the decision to retain the King George School will not reduce the physical development potential of the site. From this, it can be concluded that, while the retention of the school will limit the alternative forms of development and will require a number of design, construction, and administrative adjustments, it will not materially affect the costs of development or the development potential of the King George School site.

B.C. Hydro commissioned Robertson, Kolbeins, Teevan, & Gallaher Ltd. (RKTG) to conduct a study of the additional costs involved in restoring the building versus replacing it with a comparable sized structure. In the report, they concluded:

"that to rebuild the King George School would cost approximately 10 to 15 percent more than building a new building of the same square footage."

In light of the assumption that the King George School be exempted from the calculation of the FSR, no portion of the land costs need be included in the costs of renovation. However, as a replacement building would necessarily be included in the FSR, it would have to be charged a portion of the land costs. This difference in the allocation of land costs would reduce and probably reverse the reported cost differential.

Further information on the costs of retention/renovation are provided in the summary report of RKTG, which is attached as Appendix A. In summary, the consultant concludes that \$4.4 million of the land cost should be allocated to the King George School and that construction, contingencies, fees and landscaping would cost \$3 million. Upon review, the estimated total cost of \$7.4 million is not considered to be an accurate estimate of the costs associated with the preservation of King George School. The following are believed to be more realistic estimates of the costs:

1. Land Costs - The consultant has charged to the King George School building approximately 70% of the acquisition cost of the site. In our opinion, the value of this site is a function of its development potential and the \$6.4 million price that Hydro has reportedly offered is a function of its 494,000 sq. ft. potential. Effectively, Hydro has offered \$13 per sq. ft. of allowable building area. As the retention of the building will not reduce the amount of space they can build, it should not be allocated any of the price that was paid to acquire the right to build.
2. Renovation Costs - The consultant has estimated construction costs including fees, contingencies, and landscaping to be \$3 million or approximately \$87 per sq. ft. However, a number of other buildings in Vancouver and Victoria have recently undergone restoration, and the reported costs of these renovations range from \$22 per sq. ft. to \$53 per sq. ft. More specifically, a number of current Gastown renovations have cost between \$40 and \$50 per sq. ft. These figures would indicate that the restoration of King George School should cost between \$1.4 and \$1.8 million.

3. New Construction Costs - In order to compare the above estimated cost of restoration with the cost of replacement, estimates of new construction costs have been taken from Real Estate Trends in Metropolitan Vancouver 1977. That publication reports hard construction costs for concrete buildings ranging from \$30.50 per sq. ft. to \$50.00 per sq. ft. (depending on whether it is low or high-rise). When soft costs (\$6 to \$10 per sq. ft.) and land costs (\$13 per sq. ft.) are added, the cost to build a new structure would range from \$1.7 million to \$2.5 million.

IN CONCLUSION, IF THE FLOOR SPACE OF THE KING GEORGE SCHOOL IS NOT INCLUDED IN THE ALLOWABLE FSR OF THE SITE, OUR ANALYSIS INDICATES THAT THE DESIGNATION OF THE KING GEORGE SCHOOL BUILDING WILL NOT CAUSE ANY SIGNIFICANT ECONOMIC HARDSHIP TO THE OWNER OF THIS SITE.

From the above analyses, it can be seen that the designation and re-cycling of the King George School does not impair the development potential of Block 80, and can provide additional floor space at a cost that is comparable to that of new construction. IT WOULD APPEAR, THEN, THAT THE BENEFITS OF RETAINING THIS BUILDING, AS OUTLINED BY THE VANCOUVER HERITAGE ADVISORY COMMITTEE WOULD NOT BE OUT-WEIGHED BY THE DEVELOPMENT CONSTRAINTS ACCRUING TO BLOCK 80 AS A RESULT OF DESIGNATION.

V. IMPLICATIONS OF THE PROBABLE HYDRO DEVELOPMENT

From various documents submitted by B.C. Hydro, it would appear that their development plans for Block 80 are as follows:

- A. To demolish all the existing structures on Block 80 and to use the site as a temporary parking lot.
- B. To build on Block 80 an office building to accommodate ALL of their present Downtown Staff.
- C. To then lease the existing building on Block 70 and thereby hold it in reserve to accommodate their anticipated Downtown growth to about the year 2010.

Under existing policy, the development of a temporary parking lot could not be approved for the Burrard Street frontage of Block 80.

At the present time B.C. Hydro has 2,950 employees in the Downtown. To accommodate all of them would require in the order of 650,000 gross sq. ft. of office space. The present zoning on Block 80 allows for a maximum of 494,000 gross sq. ft. of purely commercial floor space. However, by utilizing the residential bonus, a development could include up to 617,500 sq. ft. of commercial space and 123,500 sq. ft. of residential space, for a total of 741,000 gross sq. ft. on the site. This represents the maximum square footage which is considered appropriate on Block 80. It is possible that B.C. Hydro could eventually meet its own requirements on Block 80 by means of the various bonusing aspects of the Downtown District By-law. These bonuses would be subject to negotiations at the time that specific proposals are brought forward. Until that time, no other site specific implications of Hydro's apparent plans for Block 80 can be delineated.

It should be noted that B.C. Hydro presently owns 156,500 sq. ft. of undeveloped land adjacent to their head office building at 970 Burrard Street. This gives them an existing development potential of 280,000 to 600,000 gross sq. ft. (depending on bonuses) over and above any potential they would acquire by concluding the purchase of Block 80.

In discussions with B.C. Hydro officials, they have stressed that they wish to acquire Block 80 in order to secure their options for the future consolidation and expansion of their Downtown Staff. They have no immediate plans to develop, and construction needed to meet their changing requirements has not been programed. Because of timing and phasing of any major proposal by Hydro for Block 80 would be of critical importance to its impact on the office decentralization program, no specific implications in this regard can be ascertained at this time.

CONCLUSION

The Director of Planning submits sections IV and V for the INFORMATION of Council and further RECOMMENDS:

1. That the King George School be designated as a heritage structure in accordance with the March 14th, 1977 recommendation of the Vancouver Heritage Advisory Committee.

N.B. If the designation is approved, then the Demolition Permit Application filed by B.C. Hydro will stand refused. If the designation is not approved, then the Demolition Permit Application will be processed in the normal manner.

2. That the floor space of the King George School, as a heritage structure, not be included in the floor space calculations of any future development of Block 80.
3. That other bonuses may be negotiated at such time as any development proposals for Block 80 are brought forward. "

The City Manager advises that a letter from B.C. Hydro setting out their position is forwarded with this report and submits the recommendation of the Director of Planning respecting Heritage designation for CONSIDERATION, noting that the Finance Department economic analysis indicates Heritage designation would not have a major impact on development economics. If Council approves Recommendation 1 of the Director of Planning, the City Manager RECOMMENDS approval of Recommendations 2 and 3.

FOR COUNCIL ACTION SEE PAGE(S) 1

K.R. 1 (iii)

MANAGER'S REPORT

September 7, 1977

TO: Vancouver City Council

SUBJECT: Bill 77 - New Heritage Legislation

CLASSIFICATION: INFORMATION

The Director of Legal Services submits the following report:

"On July 25, 1977 the Minister of Recreation, the Honourable Mr. Bawlf, introduced new heritage designation legislation to replace existing legislation now contained in the Municipal Act and the Vancouver Charter. The Bill received second and third reading and was passed on August 18th. It must be noted, however, that it does not become law until proclaimed by the Cabinet. Many statutes do not become operative until proclaimed, and the normal procedure is to deal with them in one proclamation when the session is concluded.

The main differences between the new Act and the old Act, in so far as the City and other municipalities are concerned, is as follows:

1. there is now a requirement to give formal notice of a proposed designation; and
2. there is also a requirement to publish advertisements to this effect.

The new Act also provides for entering into agreements respecting heritage conservation, and to acquire and dispose of property, and to acquire covenants or easements. It should also be noted that the new Act has been made binding on the B.C. Hydro. The heritage provisions which are in the Charter are not binding on the B.C. Hydro.

The most important difference, however, is the matter of compensation upon designation.

Section 11 of the new Act has the following provisions:

- "(4) Where designation under subsection (1) decreases the economic value of the building, structure, or land, the Council may by by-law, provide a grant, loan, tax relief, or other compensation to the owner.
- (5) Compensation provided under subsection (4) shall be deemed to be full and fair compensation for loss or damage suffered by the owner through the designation."

Hansard discloses that some members of the House view this as meaning that the amount Council determined was binding upon the owner and that unrealistic amounts could be set - e.g. \$500 when the real loss is \$5,000. Another example would be to declare the center site in a land assembly as heritage, pay nominal compensation and frustrate a proposed development.

In reply to this the Minister made the following statement:

"The thing which has been lacking (in the old legislation) in that respect is that the former Government expressly prohibited municipalities from paying compensation of any kind. It expressly prohibited them from recognizing that property could be seen to be taken or injuriously affected by way of designation.

Cont'd . . .

- 2 -

"This section which we are dealing with at present is a step - a very major step - in reversing that inequity inasmuch as it provides that the municipalities may make such payments in a number of forms.

The important thing in regard to the example drawn by the member for Oak Bay about the use of designation - the misuse of it, you might say - is that if such misuse occurs, the aggrieved owner in any event has as his ultimate measure the value of his property as it has been affected by such designation, and can seek recourse, as I've just described. If council has not paid due respect to that value, and has deemed an insufficient compensation to be conclusive of the matter, then the aggrieved party has resort to the courts. I would feel that it's vital indeed that this be the case; that no absolute power be conferred in the area upon a municipal council. I would hope that you accept this interpretation provided by legislative counsel in this matter and accept that the ultimate point of reference in such matters can be and should be the courts."

On the strength of this explanation, the House gave unanimous approval to the legislation.

It is patently obvious that the Government views heritage designation as a form of expropriation and expects the owners to receive full and fair compensation, much in the same way as an expropriated owner is entitled to full compensation. Such compensation may of course be negotiated, but if this is not successful then a form of arbitration hearing on value would have to be held. If the award is not satisfactory there is an appeal to the Courts.

The next question is if compensation is paid after a designation, what happens when it is de-designated or perhaps destroyed. There is no mention in the statute about paying back any compensation.

In short, there is now a real possibility that each and every heritage designation may, and probably will, result in some sort of compensation expense.

In so far as all existing designations are concerned, I believe our position at this point in time should be that they are preserved by virtue of sections 30 and/or 31 of the Interpretation Act. I do not consider that the new legislation obligates the City to make compensation for those buildings etc. that are already designated.

THE CITY MANAGER submits the foregoing report of the Director of Legal Services for information.

FOR COUNCIL ACTION SEE PAGE(S) 1

MANAGER'S REPORT

July 28, 1977

TO: Vancouver City Council

SUBJECT: Equal Employment Opportunities

CLASSIFICATION: RECOMMENDATION & CONSIDERATION

The City Manager reports as follows:

Council will be considering today the report of the Committee on Equal Employment Opportunities (EEO), which recommends establishment of an EEO program. After obtaining the comments of all department heads and discussing the question with the Manager's Advisory Committee, the City Manager does not believe the data presented to the Committee justifies implementation of an EEO program. The introduction of such a program is therefore a question of policy for Council decision; maintaining the merit system without additional EEO activities is a serious alternative.

In the event Council decides to introduce an EEO program there are many issues of scale, nature, and administration of the program to be considered. The Committee report includes a submission from the City Manager outlining possible EEO activities should Council conclude one is warranted.

The purpose of this report is to review the Committee recommendations, indicating where the Manager's position and the Committee recommendations differ significantly.

Areas of Concurrence

Should Council decide an EEO program is desirable, the following Committee recommendations would be supported by the City Manager:

- B. THAT an Equal Employment Opportunity program be implemented as follows:
- (i) Review the City's recruiting and selection procedures to ensure there are no built-in discriminatory elements. The study should include the Outside Workers in the Engineering and Parks Departments where there is presently no input from the Personnel Services Dept. in the hiring and promotional process and the review would be done jointly between Personnel and the Departments.
 - (ii) Review Class Specifications and job postings in order to remove any qualifications and language requirements which may not be job related.
 - (iii) Analyze the various occupational groups to determine whether there are any artificial barriers to promotional opportunities which could be discriminatory; make recommendations for the further development of "career ladders" or "bridge positions" where these appear to be necessary to facilitate career advancement.
 - (iv) Make employees more aware of the availability of self-development and career counselling (of particular interest to women, members of a racial minority, and the handicapped.)
 - (v) Review the problems of health insurance and fringe benefit packages for the physically handicapped to ensure that they do not act as a barrier.
 - (vi) Develop a proposal for training programs and awareness seminars for appropriate staff, designed to improve attitudes toward women, racial minorities, and the handicapped.

- D. THAT the Equal Employment Opportunity function also include the following criteria:

Women

- (i) Review and revise all recruitment and selection procedures and job requirements to remove discriminatory effects.
- (ii) Develop training programs on job-stereotyping and equal employment opportunity for recruitment and supervisory personnel.
- (iii) Develop career ladders within the employment structure to enhance advancement opportunities for women.
- (iv) Create "Bridge positions" between support and administrative and technical positions to give experience and open advancement opportunities.
- (v) Ensure that internal training programs are equally available to women employees.
- (vii) Provide special career counselling for women employees.
- (viii) Review pay levels and job content of all classifications in the light of current equal pay legislation.
- (ix) Review fringe benefit plans to ensure that there is no disparate treatment on the basis of sex or marital status.

Racial Minorities

- (iii) Review language and other job requirements to make sure that each requirement is truly job-related.
- (iv) Undertake a study to examine the necessity of existing height requirements for particular jobs as this acts as a barrier to certain minority groups.
- (v) Initiate awareness seminars for personnel and supervisory staff with the aim of examining cultural differences and the impact that these have on employment and potential employment of a particular group.

The Physically Handicapped

- (i) Adopt and reinforce the hiring policy that no applicant will be refused or discriminated against because of a medical disability or physical handicap that does not interfere with the candidate's ability to perform the job in question.
- (iv) Review the problems of health insurance and fringe benefit packages for the physically handicapped to ensure that they do not act as a barrier.
- (v) Initiate awareness seminars to help bring about changes in attitudes about the physically handicapped.

Areas of Disagreement

The following recommendations are not supported by the City Manager for the reasons outlined below; alternative recommendations are presented. Many of these recommendations relate to administration of an EEO program.

- A. THAT Council approve the establishment of an Equal Employment Officer.

If Council concludes an Equal Employment Opportunity program should be implemented, the City Manager believes that a variety of skills would be required, which could best be provided from several different areas of the Personnel Department, rather than a single designated position.

The City Manager RECOMMENDS that, if EEO activities are adopted by Council:

- a) The responsibility be assigned to the Director of Personnel Services.
- b) An additional position in the Personnel Department (subject to classification) and use of outside services, as required, be authorized at an estimated cost of \$25,000 per year. For the remainder of 1977, \$10,000 should be allocated from Contingency Reserve for this purpose.

B. THAT an Equal Employment Opportunity program be implemented as follows:

- (vii) That the program be monitored on a regular basis and yardsticks be set up for measuring effectiveness.

Monitoring along the lines carried out in the present review would be useful. However, the use of yardsticks for measuring effectiveness implies a form of quota system which has been of great concern to staff. The City Manager RECOMMENDS that the program be monitored without reference to yardsticks to attempt measurement of effectiveness.

- (viii) That an active recruitment program be established to develop components of outreach.

Inclusion of outreach would increase costs significantly if done extensively. Also, the City's work force is not expanding and recruiting activity is not at a high level. An active outreach program is not only unnecessary but may be misleading to the people involved. Should Council wish to implement this aspect of the program the City Manager RECOMMENDS action be deferred until detailed cost estimates can be provided.

C. THAT the Equal Employment Opportunity Officer responsible, either for performance of or delegation, report to the City Manager's Office and work in consultation with the Personnel and other Department Heads.

The City Manager RECOMMENDS against creating a specific Equal Employment Opportunities Officer, as noted earlier. Should Council approve an Equal Employment Opportunity Officer, the City Manager RECOMMENDS the position report to the Director of Personnel Services and not routinely to the City Manager, although periodic program reports could be made directly to the Manager if Council wishes.

D. THAT the Equal Employment Opportunity function also include the following criteria:

Women

- (vi) Develop new training program for women that will enhance their promotion opportunities.

This recommendation implies upgrading training be provided, contrary to present policy. If this is done, it would have to be made available to all employees, at significant cost, in order to avoid preferential treatment providing a basis for employee grievance. An additional \$55,000 - \$65,000 will be required annually for either additional staff or use of outside services for training. If Council wishes to include these items, the City Manager RECOMMENDS \$15,000 be appropriated from Contingency Reserve for the remainder of this year.

Racial Minorities

- (ii) Review tests to eliminate any language, questions or content that has a cultural bias.

The majority of tests used in the Personnel field have an inherent cultural bias which cannot be eliminated. These tests are developed and validated by specialists, and changes by City staff would require complete revalidation, which would be completely impractical.

The Physically Handicapped

- (ii) Review and implement the recommendations of the accessibility study of City buildings.

Until the results of the study and their cost implications are known, the City Manager RECOMMENDS that Council defer implementation of the accessibility study.

- (iii) Contact the community agencies that specifically represent the physically handicapped when recruiting personnel.

This happens now on request from the community agency; it would be undesirable and impractical to place on the Personnel Dept. the obligation to contact all the possible agencies involved. The City Manager RECOMMENDS that present practice be continued.

- (vi) Expand the information on physically handicapped employees to include those employees with handicaps other than visible ones.

This recommendation would involve major expenditures for screening by medical staff for no clear benefit. The City Manager RECOMMENDS against this proposal. If Council wishes to implement it, a full time physician will periodically be required for some time to complete this screening, and the City Manager will report back on costs for the 1978 budget.

Summary

Council has before it recommendations from the Equal Employment Opportunities Committee to establish an Equal Employment Opportunities program with a specified administrative structure. The City Manager does not believe the implementation of a program has been justified, but has submitted an Equal Employment Opportunities proposal should Council decide to authorize EEO activities.

decision to authorize Equal Employment Opportunities activities and the kind of involvement are policy questions for Council to decide. The alternatives are:

- 1) Maintain the present merit system without additional EEO provisions.
- 2) Approve the recommendations on which there is concurrence, establishing basic EEO activities at a cost of about \$25,000 per year in 1977 dollars.
- 3) Approve some or all of the remaining recommendations; if all are approved, the more extensive program will cost in excess of \$90,000 per year.

The City Manager RECOMMENDS that Council not approve a more extensive program than envisaged in alternative 2 above and submits the question of any additional Equal Employment Opportunity activity for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 22

REPORT TO COUNCILEQUAL EMPLOYMENT OPPORTUNITY COMMITTEE

July 8, 1977

A meeting of the Equal Employment Opportunity Committee was held in the No. 1 Committee Room, third floor, City Hall on Friday, July 8, 1977 at approximately 12 noon.

PRESENT: Alderman Marzari, Chairman
 Alderman Bellamy
 Ms. R. Dexter, Liaison Person
 Mr. J.B. Williams, Vice-President, Vancouver Firefighters Union
 Mr. J.P. Laue, Personnel Department
 Inspector H. Starek, Police Department
 Mr. R. Hamon, Vancouver Fire Department
 Ms. S. Day, Human Rights Branch
 Mr. W. Lum, Asian Canadian Association
 Mr. J. Parker, Canadian Paraplegic Association
 Mr. R.C. Boyes, Deputy City Engineer
 Dr. L.W. Hartwell, Director of Occupational Health
 Ms. L. Grills, Vancouver Status of Women

ABSENT: Ms. D. Bell, V.M.R.E.U.
 Ms. B. Code, R.N.A.B.C.
 Ms. M. Duncan, C.U.P.E.
 Mr. R.E. Matthews, C.U.P.E.
 Mr. M. Flynn, Vancouver Policemen's Union

ALSO PRESENT: Mr. K.F. Dobell, Executive Assistant to the City Manager
 Mr. E. Wong, Asian Canadian Association of Cultural Co-operation
 Dr. C. Paris, Canadian Council of Christians & Jews

CLERK: G. Barden

Adoption of Minutes

The Minutes of the meeting of the Equal Employment Opportunity Committee meeting of April 29, 1977 were adopted.

1. Manager's Report Dated June 27, 1977 on Equal Employment Opportunity Report

The Committee considered a Manager's report dated June 27, 1977 (copy circulated) which reported on a review by Department Heads of the report entitled "Women, Racial Minorities and the Physically Handicapped in the Civic Work Force" dated May, 1977, prepared by a task force for the Equal Employment Opportunity Committee. The Management Advisory Committee also reviewed the report and agreed that the following points represented the majority of the Department Heads' views:

- "(a) the report does not justify implementing a full fledged Equal Opportunity program
- (b) the under-representation of minorities in the work force at various levels is due to a variety of factors, many outside City control, not recognized by the report

Cont'd . . .

Equal Employment Opportunity Committee

July 8, 1977 2

Clause #1 continued:

- (c) the situation is changing and is continuing to move in the desired direction
- (d) if an "Equal Opportunity" program includes goals and timetables, it approaches a "quota" system and unequal opportunity, with resulting adverse impacts on morale, the merit system, and union-management relations
- (e) an Equal Opportunity program as recommended in the report would be a significant (unwarranted) cost to the City
- (f) if an "Equal Opportunity" program is implemented, it should be through the normal Personnel Department role
- (g) extension of training, counselling, and review of recruiting procedures and classification would be appropriate Equal Opportunity program items for the City. The Director of Personnel Services should establish costs for such programs for review by Council."

It was pointed out that the section of the Equal Employment Opportunity Committee report dealing with statistics on racial minorities was incorrect. The latest estimates of the racial minorities in the Greater Vancouver area is 10% of the population.

Mr. J.B. Williams, Vice-President of the Firefighters Union, advised that the Firefighters Union had reviewed the Equal Employment Opportunity Committee's report and recommendations and the Union's objections are basically the same as outlined in its letter of February 4, 1977. The Union is opposed in the main to the aims and objectives of the Equal Employment Opportunity Committee.

Mr. K. Dobell, Executive Assistant to the City Manager, reiterated that the general reaction of Department Heads is that the report does not present sufficient evidence to justify the program outlined by the Committee. Department Heads do not support the majority of the recommendations, particularly those respecting quotas, goals and timetables. Department Heads further agreed that the structure of any Equal Employment Opportunity program should be through the Personnel Department where existing resources could be utilized. It was pointed out that the City could undertake the following Equal Employment Opportunity program with the addition of one employee in the Personnel Department:

- "(1) Review the City's recruiting and selection procedures to ensure there are no built-in discriminatory elements. The study should include the Outside Workers in the Engineering and Parks Departments where there is presently no input from the Personnel Services Dept. in the hiring and promotional process and the review would be done jointly between Personnel and the Departments.
- (2) Review Class Specifications and job postings in order to remove any qualifications and language requirements which may not be job related.
- (3) Analyze the various occupational groups to determine whether there are any artificial barriers to promotional opportunities which could be discriminatory; make recommendations for the further development of "career ladders" or "bridge positions" where these appear to be necessary to facilitate career advancement.
- (4) Make employees more aware of the availability of self-development and career counselling (of particular interest to women, members of racial minority, and the handicapped)

Cont'd . . .

Equal Employment Opportunity Committee

July 8, 1977 3

Clause #1 continued:

- (5) Review the problems of health insurance and fringe benefit packages for the physically handicapped to ensure that they do not act as a barrier.
- (6) Develop a proposal for training programs and awareness seminars for appropriate staff, designed to improve attitudes toward women, racial minorities, and the handicapped."

These activities would continue on a recurring basis over a considerable period of time. The Personnel Department would report periodically to the City Manager and the Manager's Advisory Committee on the progress of the program; the City Manager would report annually to Council.

The Manager's report suggests that the City has three levels of response to consider:

- "(1) Maintain the existing merit system
- (2) A program of review and procedural changes as warranted in recruiting, selection and promotion practices and provide suitable counselling information to employees where necessary. This can be done at a moderate cost probably in the order of \$25,000 per year in direct costs; with additional costs for the allocation of employee time for training and counselling.
- (3) An expanded program including "up-grading" training and intensive counselling for existing staff at an estimated direct cost of \$80,000 to \$90,000 per year plus significant extra costs for staff participation in the programs."

Mr. K. Dobell stated that the City Manager cannot support an expanded program which would entail significant increased costs and would be seen by most staff as discrimination in reverse.

Mr. J. Laue of the Personnel Department stated that most of the programs outlined presently exist in the Personnel Department and could be expanded as outlined in the Manager's report. The extensive program outlined by the task force is not justified and data indicates that the situation is clearly improving particularly during the last few years.

Dr. Hartwell, Director of Occupational Health, stated his primary concern is with presently employed personnel displaced through illness or injury. The report does not give any consideration to this aspect.

The Chairman presented a memorandum to the Committee dated July 7, 1977 as follows:

"The equal employment report, I believe, gives a fair summary of the existing status of employment patterns at City Hall. Although the Manager's report suggests that the disparities between male and female are decreasing in time, I would suggest that these figures reflect an inappropriate mixing of part-time employment through Canada Works Programs. Nonetheless, the challenge for us now is to determine the strategies and techniques for implementing a program within the City. The task for the City Council as a political body is to determine the extent of the need for such a program and the responsibility of our city to reduce inequities, unintentional as they may be, in our system.

Cont'd . . .

Equal Employment Opportunity Committee
 July 8, 1977

Clause #1 continued:

I would agree with the Manager's report that a minimum program may be developed with one person working full time with a job description similar to that shown in the Manager's report, page 2. I would add to that job description the need for an active recruitment program which would tend to reach the handicapped and minority groups on a consistent and planned basis when job openings are available.

I would further recommend that the Equal Employment Opportunity Officer report through the Manager's Office to the Equal Employment Opportunity Committee and to the Manager's Advisory Committee on a quarterly basis, although the Officer could be physically located within the Personnel Department and use the clerical services of that department. I feel a strong structural liaison is required with the Manager's Office."

The Committee felt strongly that the proposed Equal Employment Opportunity position should be kept separate from the Personnel Department and work in consultation with Personnel and other Department Heads. They stated that reports from cities where these programs had been implemented indicated it is better to keep the program separate from Personnel Departments.

Following lengthy discussion the Committee took action as follows:

RECOMMENDED

- A. THAT Council approve the establishment of an Equal Employment Officer.
- B. THAT an Equal Employment Opportunity program be implemented as follows:
 - (i) Review the City's recruiting and selection procedures to ensure there are no built-in discriminatory elements. The study should include the Outside Workers in the Engineering and Parks Departments where there is presently no input from the Personnel Services Dept. in the hiring and promotional process and the review would be done jointly between Personnel and the Departments.
 - (ii) Review Class Specifications and job postings in order to remove any qualifications and language requirements which may not be job related.
 - (iii) Analyze the various occupational groups to determine whether there are any artificial barriers to promotional opportunities which could be discriminatory; make recommendations for the further development of "career ladders" or "bridge positions" where these appear to be necessary to facilitate career advancement.
 - (iv) Make employees more aware of the availability of self-development and career counselling (of particular interest to women, members of racial minority, and the handicapped).
 - (v) Review the problems of health insurance and fringe benefit packages for the physically handicapped to ensure that they do not act as a barrier.
 - (vi) Develop a proposal for training programs and awareness seminars for appropriate staff designed to improve attitudes toward women, racial minorities, and the handicapped.

Cont'd . . .

Equal Employment Opportunity Committee
 July 8, 1977 5

Clause #1 continued:

- (vii) That the program be monitored on a regular basis and yardsticks be set up for measuring effectiveness.
- (viii) That an active recruitment program be established to develop components of outreach.

C. THAT the Equal Employment Opportunity Officer responsible either for performance of or delegation, report to the City Manager's Office and work in consultation with the Personnel and other Department Heads.

D. THAT the Equal Employment Opportunity function also include the following criteria:

Women

- (i) Review and revise all recruitment and selection procedures and job requirements to remove discriminatory effects.
- (ii) Develop training programs on job-stereotyping and equal employment opportunity for recruitment and supervisory personnel.
- (iii) Develop career ladders within the employment structure to enhance advancement opportunities for women.
- (iv) Create "Bridge positions" between support and administrative and technical positions to give experience and open advancement opportunities.
- (v) Ensure that internal training programs are equally available to women employees.
- (vi) Develop new training programs for women that will enhance their promotion opportunities.
- (vii) Provide special career counselling for women employees.
- (viii) Review pay levels and job content of all classifications in the light of current equal pay legislation.
- (ix) Review fringe benefit plans to ensure that there is no disparate treatment on the basis of sex or marital status.

Racial Minorities

- (i) Make a special effort to recruit minority members using minority sources and media.
- (ii) Review tests to eliminate any language, questions or content that has a cultural bias.
- (iii) Review language and other job requirements to make sure that each requirement is truly job-related.
- (iv) Undertake a study to examine the necessity of existing height requirements for particular jobs as this acts as a barrier to certain minority groups.
- (v) Initiate awareness seminars for personnel and supervisory staff with the aim of examining cultural differences and the impact that these have on employment and potential employment of a particular group.

Cont'd . . .

Equal Employment Opportunity Committee

July 8, 1977 6

Clause #1 continued:

The Physically Handicapped

- (i) Adopt and reinforce the hiring policy that no applicant will be refused or discriminated against because of a medical disability or physical handicap that does not interfere with the candidate's ability to perform the job in question.
- (ii) Review and implement the recommendations of the accessibility study of City buildings.
- (iii) Contact the community agencies that specifically represent the physically handicapped when recruiting personnel.
- (iv) Review the problems of health insurance and fringe benefit packages for the physically handicapped to ensure that they do not act as a barrier.
- (v) Initiate awareness seminars to help bring about changes in attitudes about the physically handicapped.
- (vi) Expand the information on physically handicapped employees to include those employees with handicaps other than visible ones.

The meeting adjourned at approximately 2:30 p.m.

* * * * *

FOR COUNCIL ACTION SEE PAGE(S) 22

MANAGER'S REPORTDATE August 16, 1977

TO: Vancouver City Council

SUBJECT: Central Park Parking - Regulation By-law

CLASSIFICATION: INFORMATION AND CONSIDERATION

1. Central Park Parking - Regulation By-law

The City Engineer reports as follows:

"On May 24, 1977, Council considered a request from Burnaby to approve proposed By-law Number 7019 of the Municipality of Burnaby, being a by-law to regulate parking in Central Park. This by-law was requested by the joint Burnaby-Vancouver Parks and Recreation Commission, which administers Central Park, because of their concern that employees in the new B.C. Telephone Building would park in lots intended for park users. Council deferred action on this matter since they felt more information was required to assess the impact on residential streets in Vancouver, should this by-law be implemented. Therefore, Council requested the City Engineer to prepare a report on the matter.

The purpose of this report is to inform Council of the amount of non-resident parking taking place on residential streets in Vancouver, and to suggest appropriate action to reduce daytime parking on these streets.

BACKGROUND

Prior to the opening of the B.C. Telephone building at Kingsway and Boundary, few complaints were received about daytime parking in the area. This is no longer the case. Since the B.C. Telephone development is in Burnaby, we discussed the matter first with Burnaby staff, and then with B.C. Telephone Company representatives. Subsequently, observations of on-street parking densities in the general area were made.

The development permit for the B.C. Telephone building was approved with 386 parking spaces, about 50% of the parking required under Burnaby's zoning by-law. This relaxation was approved based on a consultant's report and assumptions that a shift in modal split would occur, transit service would be improved, staggered hours would be implemented and car-pooling would be encouraged. In addition, B.C. Telephone agreed to construct additional parking should a parking shortage develop and congestion occur on neighbouring streets.

Council should be aware also that a preliminary development proposal adjacent to Boundary Road in Vancouver will be providing the full parking required under Vancouver's zoning by-law. This development will provide about twice the parking per square foot as does the B.C. Telephone development.

PRESENT SITUATION

The B.C. Telephone Company are concerned about problems which their employees may create and have acted to obtain more parking off-site until the impact of improved transit service and other programs are felt. In fact, they have arranged for about 200 additional parking spaces off-site. The employees wishing to use the space both on and off-site must pay a monthly fee of between \$14 and \$20.

The Telephone Company, in cooperation with Hydro, have established a special bus service to North Vancouver, and Hydro have improved recently the Kingsway bus service and made other changes to try to accommodate the demand in this area. B.C. Telephone have issued a bulletin to staff advising them not to park on-street since it is contrary to City by-laws and they may be ticketed, and further that off-street parking space is available. The B.C. Telephone building has been open for only a few months and more time is necessary for incentive programs to effectively reduce the number of employees using cars.

cont'd.....

The Central Park parking lots have already been signed as parking for park patrons only, so Burnaby's request is only to formalize the by-law. We conducted on-street parking density observations after the Central Park lots were signed so results reflect the on-street problem created by restricting Central Park parking. During our on-street survey, we noted that the Central Park parking lots were used very little.

Our study revealed that the on-street parking density increases substantially after 7:30 a.m., and of the cars parked during the day, over 87% stay longer than three hours. Therefore, an assumption can be made that most of these cars are employees, not residents. The overall daytime density on streets close to B.C. Telephone is not at capacity, but is higher than acceptable for residential areas. In addition, the off-street parking on the B.C. Telephone site is used to capacity, with the additional off-street space for employees used to near capacity. Therefore, employees do not have sufficient available off-street parking. In total, about 325 street parking spaces are used during the daytime by employees in the area. The results of our study are shown in Appendix I.

On some Vancouver streets, such as Boundary and Ormidale, 'Resident Parking Only' zones were established years ago due to parking problems associated with evening parking demand for Swanguard Stadium in Central Park. Since the opening of the B.C. Telephone Building, requests for more R.P.O. zones have been received from area residents. Additional zones would not be warranted at this time since parking densities in the evenings are not extreme, and during the daytime residents could request enforcement under the three hour by-law. This is still not a satisfactory situation and more off-street parking is necessary.

SUMMARY

There is a large amount of commuter parking occurring on the residential streets to the detriment of areas in both Vancouver and Burnaby. Much of this parking can be related directly to the B.C. Telephone development as it is by far the largest in the area with over 2,000 employees. As more commercial development takes place, this situation will become worse unless more off-street space is available. Even some of the additional off-site B.C. Telephone employee parking will be removed because it is on land intended for future development. In addition, B.C. Telephone is planning a phase II development which will increase the development by 25%, but they do not plan to increase the parking space ratio per foot.

The use of Swanguard Stadium parking may be acceptable as an interim measure to relieve pressure on residential streets until the maximum effect of programs such as car-pooling, staggered hours and additional transit service are achieved. Certainly, these programs should be encouraged and the impact determined at an early date. If parking were permitted in the park, it does not need to be supplied free, but a fee could be charged and parking even restricted when the space is needed for stadium events. It seems justified to help area residents when possible, since they must contend with parking shortages during stadium events when alternative parking is unavailable.

The B.C. Telephone Company could be asked to consider supplying additional surface parking on their site, possibly in the area of their phase II development, until the programs mentioned above become effective in reducing on-street parking demand. In addition, they should have a parking study done to determine the parking desires of all employees to more accurately determine how effective all the incentive programs will be and how much parking is required in the future.

The City Engineer therefore asks that Council CONSIDER:

- A) Not endorsing the 'no parking by-law' and instead ask Burnaby to permit parking in Central Park, on an interim basis, so as to reduce the amount of parking taking place on residential streets in Vancouver.
- B) Formally advising Burnaby and B.C. Telephone of Vancouver's concern about the need for reducing on-street parking, through development of additional surface parking on-site, increasing staggered hours, improving incentives for car-pools and improving transit service. In addition, B.C. Telephone should be asked to undertake a parking demand study based on employee desires at their Burnaby office.
- C) If Council do not wish to pursue (A) or (B), they should approve the by-law as submitted May 24, 1977."

The City Manager submits the foregoing report of the City Engineer to Council for INFORMATION and CONSIDERATION.

WORKS & UTILITY MATTERS

RECOMMENDATION & CONSIDERATION

1. Local Improvements on the "Initiative Principle" and by "Petition"

The Deputy City Engineer reports as follows:

"First Step

General

As required by the Local Improvement Procedure By-Law, projects for:

Light Standards
Lane Lighting

as shown on the attached schedule dated September 2, 1977, are advanced to Council on the 'Initiative Principle' and by 'Petition'.

Information on Projects

(a) Local streets not previously lighted.

Less than 5% of the City's streets are without lighting. Thirteen projects are proposed on local residential and industrial streets.

(b) Local streets with obsolete lighting.

(i) Over the past eight years, approximately 65% of the concrete lamp standards in the Shaughnessy, Kerrisdale and West Point Grey Areas, have been replaced. However, during 1972, alternate Local Improvement projects were advanced to either refurbish or replace these lights in the area bounded by 33rd Ave., Granville, 41st Ave., Laburnum and the Right of Way. Although none of the projects were defeated, Council approved the replacement of lighting in only one of the eight subareas because approximately one-third of the owners objected to replacing the lights and approximately one-third objected to refurbishing the existing lights.

The remaining obsolete lighting, which was installed in the early 1920's does not provide adequate illumination. In order that some progress be made to bring this lighting up to standard, it is proposed that the obsolete lights in the six block area bounded by Marguerite, Granville, 45th and 49th Avenues be replaced with post top lights. This is the first time that a project to replace the lights has been advanced in this area.

(ii) A project to replace the obsolete cast iron standards on Alexander St. from Main St. to Gore Ave. has been advanced. In 1971, this work was included in a project to replace the lights from Columbia to Gore Ave. with davit poles but the project was cancelled pending a decision on the extent of the Special Gastown Lighting. The Gastown Historic Area Planning Committee now considers that the special lighting should extend to Main St. only. The proposed project will complete the lighting to the boundary of Gastown using 25 foot davit poles which match those existing on Alexander St. east of Gore Ave.

(c) Arterial streets not previously lighted.

The portion of Taylor Street which was approved for paving at the July 1977 Court of Revision will require street lighting.

(d) Lane Lighting Projects.

Projects in this group have been selected on the recommendation of the Police Department and are being advanced on the initiative principle in accordance with the Council resolution of September 14, 1973.

Lane Lighting Projects 'by Petition'

Petitions, sufficiently signed by the abutting Property Owners, have been received by the City Clerk for each of these projects.

Capital Funds

Funds for the City's share of these projects are available in the 1977 Street Lighting Capital budget."

cont'd....

Manager's Report, September 9, 1977 (WORKS: A1-2)

Clause No. 1 continued

The Director of Finance reports as follows:

"Second Step

In accordance with the provisions of the Local Improvement Procedure By-Law, I am submitting the Deputy City Engineer's Report dated September 2, 1977.

The estimated total cost of these improvements is \$260,197.00 and the City's share of the cost is \$63,095.00. I have to report that the necessary financial arrangements can be made to carry out this work."

The Deputy City Engineer RECOMMENDS

- (a) The reports of the Deputy City Engineer and the Director of Finance be adopted together with the details of the Second Step Report on file in the City Clerk's office.
- (b) The City-owned parcels shown on the list attached to the detailed Second Step Report for the Local Improvement projects be declared assessable.
- (c) The lanes shown on the attached schedule dated September 2, 1977 be designated "thoroughfares" for the purpose of Part II of the Local Improvement Procedures By-Law.
- (d) The Court of Revision for the projects listed in the attached schedule dated September 2, 1977 be held at 7:30 P.M., Thursday, November 24, 1977.

The City Manager submits for CONSIDERATION whether Council wishes to include the last group of street lighting projects, dealing with replacement of obsolete lights in the area of Marguerite to Granville, 45th to 49th Avenues. Although there are some concerns with higher maintenance costs and rusting bolts, the main reason is to provide higher lighting levels. Yet in adjoining areas many residents have petitioned for retaining existing lighting, and Council may not wish to put the owners to that trouble here.

The City Manager RECOMMENDS approval of the recommendations concerning all other projects.

(NOTE: 'Initiative' requires vote of 2/3rds of members present.)

RECOMMENDATION

2. Local Improvement by Petition

FIRST STEP

The City Engineer reports:

"One of the projects which came before the Court of Revision and Council on July 26th was for paving the lane south of 26th Avenue from Nootka Street to a point west where this lane runs into the Still Creek ravine. The petition described the project as running 402 feet west from Nootka, owing to an apparent conflict of street addresses and lot numbers. There is one developed lot beyond that point and the owners wish to be included in the paving. There is no legal way to extend a local improvement project, so the owners of the 'extra' lot have signed a petition for:

- Pavement in the lane south of 26th Avenue from a point approximately 402 feet west of Nootka Street to a point approximately 435.5 feet west of Nootka Street.

Funds for the City's share of the project are available in budgeted Street Capital Funds.

cont'd....

Clause No. 2 continued

To comply with the requirements of the Charter and of the Local Improvement Procedure By-law, this project must come before a Court of Revision and then be undertaken by Council. So that the paving of the 'extra' 33.5 feet may proceed along with the rest of the lane, Council is asked to authorize the work in anticipation of these formal steps."

SECOND STEP

The Director of Finance reports:

"In accordance with the Local Improvement Procedure By-law, I am submitting the City Engineer's report dated September 2nd. The estimated cost of this project is \$184 of which the City's share is \$124.

I have to report that the necessary financial arrangement can be made to carry out this improvement."

The City Manager has decided that it is desirable to undertake the project referred to RECOMMENDS that:

- (a) The reports of the City Engineer and Director of Finance be adopted, together with the details of the Second Step Report on file in the City Clerk's Office.
- (b) That the Court of Revision for this project be held at 2:00 p.m. on Tuesday, October 4, 1977.
- (c) That the City Engineer be authorized to proceed with the work in anticipation of the Local Improvement.

CONSIDERATION & RECOMMENDATION

- 3. Request to Cancel Street Lighting Project on Quadra Street (Item 25 Court of Revision No. 439)

The City Engineer reports as follows:

"The owners of the properties abutting both sides of Quadra Street from 18th Avenue to the lane north, wrote to City Council on August 17, (copy attached) requesting that the street lighting local improvement project which was approved at the Court of Revision on October 21, 1976, be cancelled.

The foundation for the light had already been installed when the request was received but the balance of the work has been suspended pending a decision from Council whether to proceed. The owners in the letter have offered to pay the costs of this foundation because they did not object to the project when they received their notices (estimated cost \$170).

The lighting project was advanced to provide lighting on the only street leading to Quadra Park which is bounded on all sides by unlighted lanes (see the attached drawing).

On detailed review, it was found that the foundation was installed too close to and to the south of a large willow tree which overhangs the street. If the project is proceeded with, it will be relocated approximately 60 feet north to a location where the light will illuminate the portion of the street which is now dark and part of the park.

The estimated costs of the project is \$1284 of which \$270 is the property owners share (approximately \$100 more than the owners are prepared to pay at this time).

I submit for Council CONSIDERATION the following matters:

- (a) Whether to proceed with the installation of the lighting on Quadra Street from 18th Avenue to the lane north of 18th Avenue and
- (b) In the event that the project is not proceeded with, whether to accept the offer of the owners to pay the cost of the work already done."

cont'd....

Clause No. 3 continued

The City Manager submits recommendation (a) to Council for CONSIDERATION.

If Council decides to proceed with the lighting, it would be on the basis of a new location, and the existing foundation would not be used.

Hence, the City Manager RECOMMENDS that if the project does not proceed, the owners be not charged for the work already done.

RECOMMENDATION

4. Lease of Portion of the Lane North
of 41st Avenue, East of Collingwood
Street

The City Engineer and the Director of Legal Services report as follows:

"The owner of Lots 1 and 2, Block 6 and 7, District Lot 2027, has received preliminary approval for his proposal to subdivide Lots 1 and 2 into Lots A, B and C and has agreed to dedicate, as a condition of re-subdivision, the north 20 feet of his property for lane purposes. As this is the first section of lane acquired in this block, it may well be sometime before further dedications are received and a lane can be opened. (High capital and maintenance costs preclude the opening of this short length of dead-end lane.)

Rear yard access to the 3 proposed lots is most desirable because it helps to reduce on-street loading and parking, and this access can be provided under the terms of an 'Encroachment Agreement.' The owner has indicated his willingness to enter into such an agreement.

The Encroachment By-law calls for an annual rental charge of \$0.25 per square foot for encroachments of this nature. However, because the property owner under the terms of the agreement will be wholly responsible for the installation and maintenance (to the satisfaction of the City Engineer) of that portion of lane abutting his property, it would seem inappropriate to levy this annual rental charge.

Because the City Engineer does not have the power, under the Encroachment By-law to waive annual rental charge on encroachments such as this, it is recommended

- (a) that there be no annual rental charges for the proposed encroachment on the lane abutting Lots 1 and 2, Blocks 6 and 7, District Lot 2027,
- (b) that the Director of Legal Services be requested to bring in a by-law to amend the Encroachment By-law so as to permit the City Engineer to waive annual rental charges in cases where the property owner, under the terms of an Encroachment Agreement, is wholly responsible for the installation and maintenance of a portion of the lane abutting his property."

The City Manager RECOMMENDS that the above recommendations of the City Engineer and Director of Legal Services be approved.

Manager's Report, September 9, 1977 (WORKS: A1-5)

INFORMATION

5. Tender Awards

The Purchasing Agent reports as follows:

"In accordance with Council policy, contracts for the following supplies were awarded by the City Manager/authorized City Officials:

Stationery Supplies
Automotive Mirrors & Protective Lighting Equipment
2-way Mobile Radio Equipment for Police & Fire Dept.
Lateral Modular Filing System
Ramming Type Compactor
Bulldozer
Portable & Trailer Mounted Generators
Genuine Original Equipment Ignition Parts
Retreading & Repairing of Pneumatic Tires
Portable Radios & Chargers
Dental Equipment
Two-Way Mobile Radio Equipment for City Works Yards
Vibratory Plate Compactors
Supply of Fire Alarm Central Control Equipment
Fork Lift Trucks
Trucks

Copies of the details of these Tender Awards are attached."

The City Manager submits the foregoing report for Council's INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 546

Manager's Report, September 9, 1977 (BUILDING: A-4 - 1)

BUILDING AND PLANNING MATTERS

RECOMMENDATION:

1. Champlain Heights - Enclave 3

The Project Manager, Champlain Heights Development Group reports as follows:

" August 9th, 1977, Vancouver City Council approved the following recommendations:

THAT Council accept the offer from United Properties Limited to lease Enclave 3, Champlain Heights on a ninety-nine year (99) year prepaid lease for the sum of \$516,000;

FURTHER THAT Council instruct the Project Manager, Champlain Heights, to continue to seek offers from time to time for other market enclaves at reasonable market prices of the day.

In preparation for drafting the lease, the City Law Department noted that neither the report nor the recommendation specifically stated whether the site was to be used for a rental development or a Strata Title development.

The significant difference between the two is that a development under the Strata Title Act requires that the City compensate the owner for the improvement at the end of the term while with a rental development, the improvements revert to the Lessor at the end of the term.

The Project Manager, Champlain Heights Development Group was well aware that the offer to lease Enclave 3 was based on a proposed Strata Title development. However, this fact was not stated in the report.

In order to remedy this oversight and provide the Law Department with the proper direction, the Project Manager, Champlain Heights Development Group RECOMMENDS:

THAT Council agree that Enclave 3 is to be developed under the Strata Titles Act by United Properties Limited and that the Director of Legal Services be instructed to draft the appropriate lease documents."

The City Manager RECOMMENDS that the recommendation of the Project Manager, Champlain Heights Development Group be approved.

2. Grandview-Woodland Local Area Planning Program: Status Report

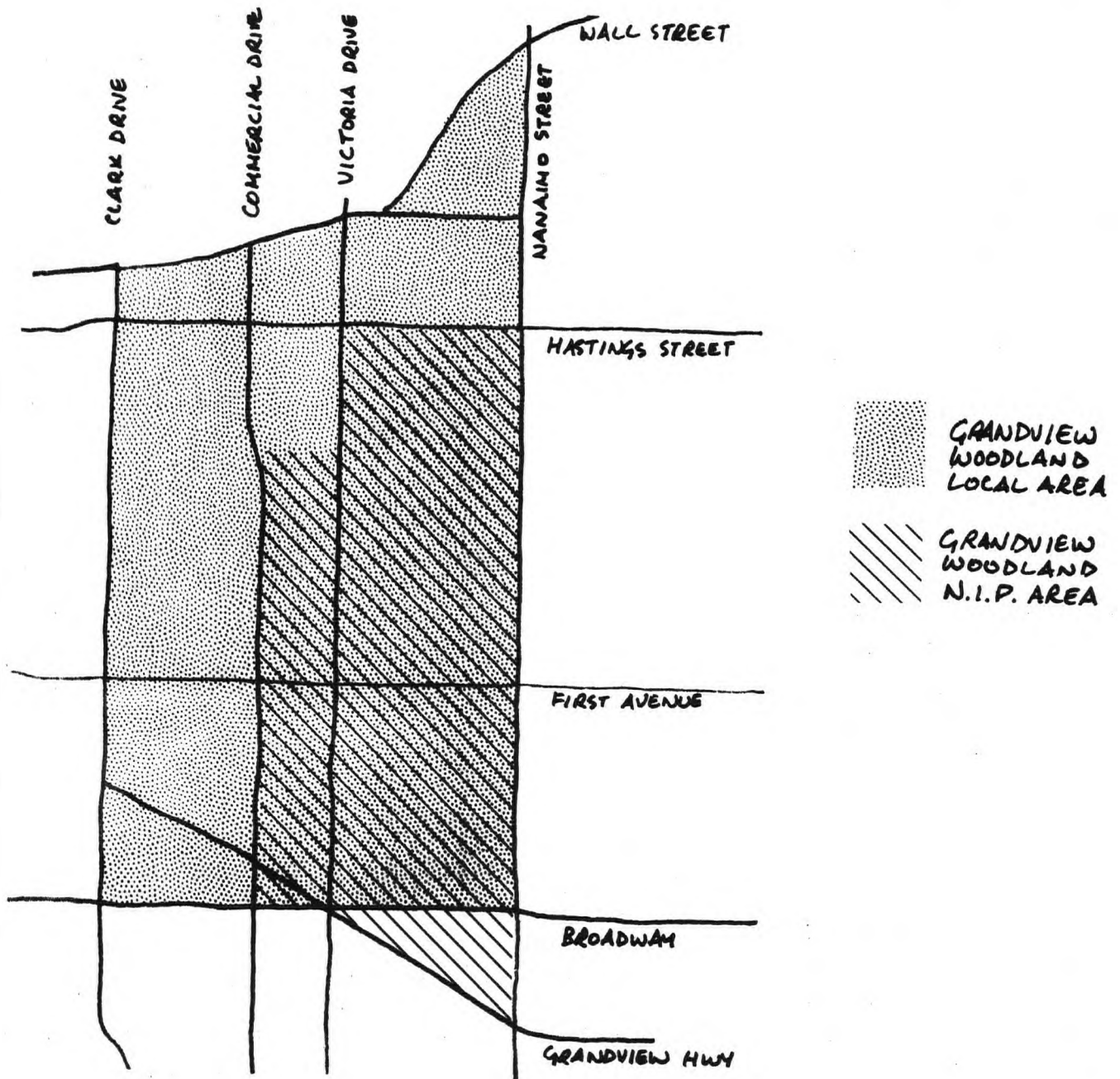
The Director of Planning reports as follows:

"BACKGROUND

On January 13, 1976 and February 10, 1976 Council endorsed Terms of Reference which provided for neighbourhood elections to establish an advisory citizens' planning committee in Grandview-Woodland. The Terms of Reference provided for a maximum of twenty-one committee members, three members representing each of seven zoning districts within the local area. In March, 1976 Council ratified the selection of seventeen elected and appointed representatives as members of the Grandview-Woodland Planning Committee. The Committee's purpose was to work in a co-operative relationship with the City Planning Department, to identify planning issues in the neighbourhood, consider alternative courses of action for dealing with planning issues, and make recommendations to City Council on appropriate planning policies and civic actions for the area. Throughout 1976, the Committee considered local planning issues at regular meetings and began to develop a draft area plan which was released in January 1977 for review and comment by the people of the area.

Clause 2 Cont'd

Meanwhile, on December 14, 1976 Council adopted Terms of Reference for another committee which was to advise Council on N.I.P. expenditures in the Grandview-Woodland N.I.P. area; the Grandview-Woodland N.I.P. Committee had regular weekly meetings through the first six months for 1977 and presented its completed Concept Plan to Council on July 12, 1977.

INTERIM REZONING PROPOSAL AND SUBSEQUENT COMMUNITY MEETINGS

By early 1977 membership on the Grandview-Woodland Planning Committee had declined to nine, due to several of the original members moving from Vancouver, and others being unable to continue attendance at regular meetings. At the same time, public controversy over a proposal initiated by the Planning Committee, and supported by the Planning Department, for an interim rezoning in the apartment-zoned areas led to retrospective criticism of the Committee's operation. The rezoning proposal was not accepted by the City Council, and an altered rezoning application for the apartment areas proposed by Council itself was also rejected at a public hearing in the area. Subsequently, the Mayor directed the liaison alderman, Alderman Bellamy, as well as Aldermen Brown and Harcourt, to meet with local groups in Grandview-Woodland and attempt to resolve the issues. The various citizens' groups were contacted separately, and given opportunities to explain their concerns about the local area planning process and to make suggestions as to whether, and how, it should proceed.

Clause 2 Cont'd

Open meetings chaired by Alderman Bellamy were held in Grandview-Woodland on June 6 and 27 and July 7 and 18 to work towards resolution of these issues. The meetings were attended by a total of fifty-five people who represented a cross-section of the opinions that exist in the community regarding the local area planning program. The significant conclusions reached were that the local area planning program should proceed, with particular attention being given to the importance of involving as many residents and property owners in the process as possible, and that the Grandview-Woodland Planning Committee should operate under more flexible Terms of Reference than those originally approved by Council in January 1976. The original Terms of Reference have proved unduly constraining insofar as the replacement of resigned committee members is difficult, while the addition of interested people is impossible when the 'quota' of members from their particular zoning district is already filled. A consensus was reached at the meetings chaired by Alderman Bellamy that the new Terms of Reference should be patterned after those which govern the operation of the Grandview-Woodland N.I.P. Committee, which in turn are based on those which Council has approved for local area planning and N.I.P. Committees elsewhere in the City. Copies of the proposed Terms of Reference and the existing Terms of Reference for the Grandview-Woodland Planning Committee are attached as Appendices I and II respectively. Early indications are that at least eleven residents of the area would seek membership on a voluntary Grandview-Woodland Planning Committee, in addition to the eight remaining Committee members who would continue their work. The Director of Planning considers it appropriate that, should Council endorse new Terms of Reference for the Grandview-Woodland Planning Committee, the various citizens' groups that met with Aldermen Bellamy, Brown and Harcourt should be advised of Council's desire to see them involved in the local area planning program through direct participation of their members in the Grandview-Woodland Planning Committee.

FUNDS FOR LOCAL IMPROVEMENTS

Another significant subject of discussion at the meetings chaired by Alderman Bellamy has been the matter of availability of funds to implement solutions to neighbourhood problems in the areas of Grandview-Woodland not included in the Neighbourhood Improvement Program. While some of the approved N.I.P. projects (Commercial Drive beautification and Grandview Park improvements, for example) will benefit both the N.I.P. area and the adjacent apartment area, most neighbourhood services and facilities within the apartment areas cannot be improved through the use of N.I.P. funds. Many of the participants at the meetings believed that residents of the apartment areas would be more enthusiastic about the local area planning program if the City were to commit itself financially to the improvement of the facilities and services in these areas. Preliminary investigations of projected departmental expenditures indicate that normal City and Park Board improvement program will involve only minimal expenditures in the Grandview-Woodland apartment areas in the foreseeable future.

One possible solution to this problem would require the relaxation of certain criteria under the Neighbourhood Improvement Program, whereby areas unstable in terms of land uses and densities are presently ineligible for N.I.P. funding. The apartment areas in Grandview-Woodland strongly meet other program criteria (need for housing rehabilitation, poor condition of streets and utilities, lack of open space and parks, low income of residents, predominantly residential land use) but the current trend to replacement of older homes with apartment buildings and resultant decrease in population density constitutes instability for the purposes of the Neighbourhood Improvement Program.

The legislation that created the Neighbourhood Improvement Program in 1973 is presently under review by C.M.H.C.; the present legislation expires on March 31, 1978 and may be either renewed or replaced with altered legislation. Neighbourhood eligibility requirements for designation under N.I.P. have been reviewed by C.M.H.C., and City staff have advised C.M.H.C. on several occasions that the current "neighbourhood stability" criterion prevents the use of N.I.P. funds in neighbourhoods which are in serious need of physical improvements. Should this eligibility criterion be relaxed under the new federal legislation the Grandview-Woodland apartment areas, as well as other "unstable" neighbourhoods in the City, could become priority areas for N.I.P. designation. The selection of future N.I.P. areas must, however, take account of Council's commitment to the designation of the Hastings-Sunrise neighbourhood in 1978.

Clause 2 Cont'd

Should such a change in the Neighbourhood Improvement Program legislation not come about, Council may wish to consider an alternative approach to funding community improvements in the Grandview-Woodland apartment areas. A 'block grant' of exclusively City of Vancouver funds could be allocated to the neighbourhoods involved, for expenditure on improvement projects which the residents themselves could choose as in Vancouver's Neighbourhood Improvement Programs. A decision on such an approach would not have to be made until the guidelines for Neighbourhood Improvement Programs after March 31, 1978 are known.

STAFF AND ADMINISTRATION BUDGET

Since September, 1976 staff and administrative costs for the local area planning program in Grandview-Woodland have been covered by the planning budget of the Neighbourhood Improvement Program. With the commencement of the implementation stage of the Neighbourhood Improvement Program in July 1977, staff costs will be divided between the N.I.P. budget and the Planning Department's normal operating budget. Some expenses related to public meetings; publicity and citizen participation will be incurred during the completion of the local area planning program, and cannot be covered by the Neighbourhood Improvement Program administration budget.

The estimated expenses are \$2,600 for 1977. As outlined in Appendix III funds are available within the existing Planning Department budget.

WORK PROGRAM

The participants in the local area planning meetings agreed that the process of finalizing the area plan for Grandview-Woodland should resume in September, and that the draft policy plan released by the Grandview-Woodland Planning Committee should form the basis of these discussions. The Planning Department will encourage the Committee to work towards an early completion of the policy plan; it is anticipated that this document would be completed and submitted to the Standing Committee on Planning and Development in early 1978. Implementation of the plan, including physical neighbourhood improvements and zoning amendments if required, would extend through the remainder of 1978.

RECOMMENDATIONS

The Director of Planning RECOMMENDS:

- A. THAT Council endorse the Terms of Reference for the Grandview-Woodland Planning Committee attached as Appendix I.
- B. THAT Council advise the following community organizations of Council's intention to continue with the local area planning program, and encourage their members to participate directly in the program through membership on the Grandview-Woodland Planning Committee:
 - (a) Britannia Slopes Homeowners
 - (b) Grandview-Woodland Area Council
 - (c) Grandview-Woodland Community Resources Advisory Board
 - (d) Grandview Tenants Association
 - (e) Hastings Chamber of Commerce
 - (f) West Grandview Property Owners Association
- C. THAT Council instruct the Director of Planning to report back with a policy plan for the Grandview-Woodland local area in co-operation with the Grandview-Woodland Planning Committee, including strategies for funding neighbourhood improvements as may be required to implement the policy plan for the Grandview-Woodland apartment areas."

The City Manager RECOMMENDS the foregoing recommendations of the Director of Planning be approved.

CONSIDERATION:

3. 3025 Fraser Street
W/S of Fraser Street Between 14th and 15th Avenues
(Mr. & Mrs. Hazuda)

The Director of Planning reports as follows:

"Council at its meeting of June 14, 1974, raised the matter of complaints received from Mr. and Mrs. Hazuda with respect to the problem of large trucks using the lane south of East 14th Avenue, west of Fraser Street, which abuts the side of their property. Council resolved at that time that the City Engineer investigate this matter with a view to resolving the situation and report back to Council. On September 10, 1974, the City Engineer reported to Council (See Appendix A) four possible solutions, one of which was to:

'Rezone the property to (C-2) Commercial District. This would enable the Hazuda's to sell their house for a reasonable price since they feel it is unsuitable as a residential property.'

On September 10, 1974, City Council resolved:

'THAT the report of the City Engineer be referred to the Director of Planning with regard to the possibility of a zoning change.'

SITE DESCRIPTION

The subject site has a frontage of 30 feet and a depth of 122 feet for a total site area of 7,320 square feet. The subject site is zoned (RT-2) Two-Family Dwelling District and developed with a single family dwelling. The lands to the west, north and east of the subject site are zoned (RT-2) Two-Family Dwelling District and are developed residentially. The lands to the south that front onto Kingsway and Fraser Streets are zoned (C-2) Commercial District and developed commercially (See Appendix B). The lane which abuts the south side of the subject site is 12 feet wide, 122 feet in depth and provides vehicular access to the commercial development which fronts onto East 15th Avenue and also provides vehicular access to the garage at the rear of the subject site. There is a portion of vacant land east of the business at the northwest corner of Fraser Street and East 15th Avenue.

BACKGROUND

An application to rezone the subject site from (RT-2) Two-Family Dwelling District to (C-2) Commercial District was received on November 21, 1969 from Mr. and Mrs. Hazuda. In the Board of Administration report to Council dated February 20, 1970, the Director of Planning, the Technical Planning Board and the Vancouver City Planning Commission all recommended that the application be refused. Council, after hearing a delegation, refused the application on March 3, 1970.

ANALYSIS

Both sides of Kingsway are zoned (C-2) Commercial District as is Fraser Street from Kingsway to East 20th Avenue, much of which is not fully developed for commercial uses. Also, many properties require redevelopment as the structures are very old. Extension of the (C-2) Commercial District to an isolated site that has residential zoning on three sides cannot be supported.

The owners complaint relates primarily to noise from the adjacent commercial properties together with trucks using the 12 foot lane to serve these commercial properties. The existing commercial buildings have been there for many years although the uses have changed during the life of the buildings. There is some noise from trucks backing up into the lane in the daytime. In discussion with the Planning Department, the greatest concern that the owners have is the danger that a truck will back into their property as a consequence of insufficient vehicular turning space.

Clause 3 Cont'd

Discussions with the Engineering Department indicate that remedial measures such as the installation of fences and/or "bumpers" have been employed in comparable situations with little success. Similarly, the future prospects of the existing lane being continued through the block, thereby relieving the problem, are very small. Furthermore, any dedications to widen the existing 12 foot lane to the standard 20 foot width would have to come from the residential property as the commercial property is developed to the rear property line and the existing lane was provided through dedication from this commercial property.

The type of problem encountered by Mr. and Mrs. Hazuda is common throughout the City in those instances where residential properties adjoin a City lane which is frequently used by commercial vehicles. Although the particular circumstances make the Hazuda property more vulnerable than many, the situation that exists is not atypical.

No quick fix solution appears to exist. Ultimately, the problem may be overcome through redevelopment of the commercial property or long term re-subdivision of the entire block to provide for an appropriate lane alignment.

Recommendation: The Director of Planning recommends the following:

That support not be given to a possible rezoning of 3025 Fraser Street from (RT-2) Two-Family Dwelling District to (C-2) Commercial District."

The City Manager submits for CONSIDERATION the question of whether to refer the requested rezoning to a Public Hearing so that the opinions of the neighbourhood may be considered.

4. 496 West King Edward Avenue
Development Permit Application #78103

The Director of Planning reports as follows:

'A Development Permit Application #78103 has been filed by Mrs. K. Rider, on behalf of the Thunderbird Activity Centre, to use the premises at 496 West King Edward Avenue for an institution of philanthropic character or local area activity centre.

The Native Orientation for Women, an organization of native women and social workers, organized to study native culture, has received a Vancouver Resources Board grant to open a day activity centre for those interested in native culture as detailed in a letter from the applicant (Appendix I).

The site is located on the southeast corner of Cambie Street and King Edward Avenue, in a RS-1 one-family dwelling district, in which institutions of a religious, philanthropic or charitable character; local activity centres; and community residential facilities may be permitted subject to special approval by the Director of Planning.

Twenty-six neighbouring property owners were notified of this application. Objections were received from 17 of those notified and an additional 15 objections from persons beyond the area notified but within a two or three block radius (Appendix II). No letters of support were received from property owners in the area notified.

Summary of Objections

1. This area is a one-family dwelling zone and should remain as such.
2. The centre would destroy the residential character of the area.

Cont'd . . .

Clause 4 Cont'd

3. Property devaluation.
4. Privacy infringement.
5. Car parking problem.
6. The activity would not be a desirable form of development at this location, having particular regard to expected noise and other disturbances.
7. The centre could grow beyond 25 people and create added problems.

The members of the Native Orientation for Women held a public meeting on July 14, 1977 at which time they responded to the various objections of the property owners (Appendix III); at this meeting there was support for and objections to the proposed use from representatives of the affected area.

Summary of Support

The Social Planning Department supports this application and suggest that, as the program is funded through an annual grant, the Development Permit be approved on an annual basis. Also this would enable the monitoring of the program and the reaction of the neighbours. The Riley Park N.I.P. Planning Committee has expressed its strong support for this application. Letters of support from Social Planning Department and Riley Park N.I.P. Committee are attached as appendices IV and V. Their support is based on:

1. The proposal would present a useful service.
2. The proposed location is within the Riley Park local area (although not within the N.I.P. area).
3. The proposed location is on a bus route and the site is on a corner where it will least affect the privacy of others.

The Director of Planning reviewed this application on August 15, 1977 and found it approvable as to the requirements of the Zoning and Development By-law but, due to the strongly expressed objections of the neighbouring property owners, the Director of Planning deferred further consideration pending a report to City Council giving the history of the application and seeking City Council's advice.

The applicants and the objecting neighbouring property owners have requested that they be permitted to appear as delegations before Council when this application is considered."

The City Manager submits the foregoing report of the Director of Planning for CONSIDERATION of City Council.

DELEGATION REQUESTS

INFORMATION:

5. 3179 - 3181 Point Grey Road
Development Permit Application #78314

The Director of Planning reports as follows:

"On March 22, 1972, Council requested that the Director of Planning report on any Development Permit Application in the Point Grey Road area. A Development Permit Application (#78314) has been received from John Keith-King (Architects) to carry out alterations to the existing specifically designed two storey and basement apartment building at 3179-3181 Point Grey Road. The site is located on the north side of Point Grey Road between Trutch and Balaclava Streets.

The drawings submitted with this application indicate that the proposed alterations will decrease the number of dwelling units from five to three, there now being one on each floor. The proposed exterior alterations will affect the north side of the building only, by removing the enclosed rear balconies and enlarging the living rooms. The proposed alterations will not increase nor alter the existing floor space ratio, yards or setbacks, nor the height of the building.

Six neighbouring property owners were notified, no letters of objections have been received.

The Director of Planning, on August 29, 1977, considered this application and is prepared to approve the request, thereby permitting the alterations to the existing specifically designed apartment building (one dwelling unit in the basement, one dwelling unit on the main floor, one dwelling unit on the second floor) subject to the following conditions:

1. (a) that this application be first reported and approved by City Council,
- (b) prior to the issuance of the Development Permit the drawings submitted are to be amended to the satisfaction of the Director of Planning clearly indicating that the lower floor of the basement is not more than 12" below the average finished grade."

The City Manager submits the report of the Director of Planning for the INFORMATION of Council.

RECOMMENDATION:

6. 115-121 Keefer Street - D.P.A. #75054
(CD-1 Zoned Site - Northeast Corner of Columbia & Keefer)

The Director of Planning reports as follows:

"Background

Council will recall the City Manager's report dated January 7, 1977, (copy attached) regarding the Development Permit Application filed to construct a 10-storey residential/commercial development on the above noted site in the CD-1 District. The recommendation contained in that report is that Development Permit Application #75054 be refused and that the Director of Planning be instructed to bring forward a proposal for rezoning the site, from CD-1 to HA-1 and that the rezoning application be referred direct to a public hearing. Council should note that Development Permit Application #75054 has now become void (one year has elapsed since date of application). City Council

Clause 6 Cont'd

has not yet dealt with this report due to two deferral requests by the original owner. The report was deferred for two separate periods of sixty (60) days, the last period commencing March 15, 1977.

Present Situation

On May 3, 1977, a letter was received by the City Clerk from Mr. Harry Fan, which states:

"This is to advise you that Mr. Koon Yip Lee of 820 West Broadway, Vancouver, B. C. did on April 1, 1977 purchase the land above-addressed under his company's name of 'RICKSHAW CHINESE FOOD (NO.4) LTD.' Mr. Lee wishes to have some time to consider this pending application #75054. Will you please adjourn this application for 6 months."

Due to the serious concern previously expressed regarding this application the latest request for deferment was referred to the Chinatown Historic Area Planning Committee (CHAPC) for consideration and at their meeting of May 11, 1977, the following resolution was passed by the CHAPC:

'that the CHAPC reiterates its full support for the rezoning of this site and the Planning Department's report on this matter, and that this be considered by Council as soon as possible.'

The CHAPC strongly believes that the overall interests of the Chinatown area will benefit by the proposed rezoning of the site to HA-1 (Chinatown Historic Area). Rezoning of this land would also bring this land under the approving authority of the Development Permit Board.

Since the Development Permit Application #75054 is now void the Director of Planning RECOMMENDS:

THAT the Director of Planning be instructed to make an application to Rezone 115-121 Keefer Street from CD-1 Comprehensive Development District to HA-1 Chinatown Historic Area District and refer the application direct to a Public Hearing."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

7. Proposed Rezoning 3665 Kingsway (North Side of Kingsway Between Boundary Road and Ormidale Street)

The Director of Planning reports as follows:

"At a Public Hearing held on April 21st, 1977 City Council approved the rezoning of 3665 Kingsway (north side of Kingsway between Boundary Road and Ormidale Street) Lot B, Block 6, D.L. 36 and 49, Group 1, N.W.D. Plan 8825, from (M-1) Industrial District to (C-2) Commercial District subject to the detailed scheme of development first being approved by City Council prior to the three readings of the by-law.

A Development Permit Application was submitted by Ledingham Construction Ltd. following the Public Hearing. The proposed development consists of a 3 storey building with retail on the main floor, office space on the second and third floors and 2 levels of underground parking. Height of the proposed development from adjoining streets/lane is as follows:

Boundary Road:	47'7"
Kingsway:	40'
Ormidale:	54'2"
Lane to North:	61'6"

The maximum height permitted in the (C-2) Commercial District is 40 feet (with discretionary approval by the Director of Planning permitting variance of this regulation subject to notification of adjoining owners).

Cont'd . . .

Clause 7 Cont'd

After having received the advice from the Urban Design Panel and the Development Permit Staff Committee, the Director of Planning has approved Development Permit Application #77721 submitted by Ledingham Construction Ltd. subject to the following prior to conditions:

1. Prior to the issuance of the Development Permit, revised drawings are to be first submitted clearly indicating:
 - a) crossing to be first approved by the Director of Planning and the City Engineer.
 - b) all non-standard treatment of city sidewalks (if applicable) to be first approved by the Director of Planning and City Engineer.
 - c) details of garbage facilities to be first approved by the Director of Planning, City Engineer and the Medical Health Officer.
 - d) details of exterior lighting including height and location of standards, size and type of luminare (if applicable) to be first approved by the Director of Planning and the City Engineer with all direct rays of light to be directed onto the site only and not on any adjoining residential site.
 - e) revised drawings are to be first submitted to the satisfaction of the Director of Planning clearly indicating:
 1. the provision of a minimum of 131 off-street parking spaces and 4 loading spaces in accordance with the requirements of Section 12 of the Zoning and Development By-law with particular regard to overhead clearance, surfacing and dimensions,
 2. details of exterior finishes and materials of the north and west elevations with special reference to the scale of blank wall treatment,
 3. detailed landscape drawings to include the number, type, size and location of all planting material,
 4. details of the treatment of the open plaza area,
 5. satisfactory circulation system from the loading spaces to all areas of the building.
2. The 131 off-street parking spaces and 4 off-street loading spaces are to be provided in accordance with the relevant requirements of Sections 12 and 13 of the Zoning and Development By-law within sixty (60) days from the date of any use or occupancy of the proposed development and thereafter permanently maintained.
3. The proposed landscaping is to be provided within six (6) months of the date of any use or occupancy of the proposed development and thereafter permanently maintained.

Notwithstanding compliance with condition No. 1 noted above, this development permit application cannot be issued until the amending by-law has been ratified by City Council, thereby rezoning the site from (M-1) Industrial District to (C-2) Commercial District. Prior to ratification of the amending by-law it is required that City Council in accordance with its resolution of April 21st, 1977 first approve of the proposed form of development for this site as outlined in the drawings submitted with Development Permit Application No. 77721.

It should also be noted that the amending by-law is on file in the City Clerk's office for ratification should the proposed form of development be approved by City Council.

RECOMMENDATION: The Director of Planning recommends the following:

- A. THAT the form of development as indicated in drawings accompanying Development Permit Application No. 77721 be approved.
- B. THAT the amending by-law be enacted."

The City Manager RECOMMENDS THAT the foregoing recommendations of the Director of Planning be approved.

MANAGER'S REPORT, September 9, 1977 (FIRE: A-6 - 1)

FIRE AND TRAFFIC MATTERS

INFORMATION

1. Greek Day - June 26, 1977

The City Engineer reports as follows:

"At a regular Council meeting on Tuesday, June 28, 1977, the Mayor directed that the City Engineer submit a report on incidents which occurred on Greek Day, June 26, 1977.

The 1977 Greek Day was the fourth consecutive year the Festival was held on West Broadway. Prior to the event, many meetings were held between the applicant and civic/provincial representatives (Civic Departments of Engineering, Health and Licencing; Police; Liquor Administration Board; B.C. Hydro Transit).

Based on the experience of three previous events, governmental representatives were able to detail very specific terms of reference for all aspects of the event. These terms of reference, guidelines, controls, instructions and conditions are all documented and adherence to them would have afforded a gala event for the public's enjoyment. The regulations were not adhered to and, from eyewitness reports of officials and Police, the event was conducted almost totally as a commercial venture by participating businesses.

Some of the problems experienced were:

- Minimal ethnic/cultural displays
- Beer sale premises extending to the centre of the street
- Utilizing unapproved streets for a parade assembly
- Sale of beer without food service
- Sale of beer to non-sitting patrons
- Consumption of beer by juveniles
- Denial by merchants of use of toilet facilities
- Beer sold in bottle instead of 'soft' container
- Tables collapsing
- Heavy damage to street planting
- No clean-up by sponsors - excessive garbage
- Damage to area residential property
- Open urinating on streets and private property
- Broken bottles on the street
- Fighting
- Selling beer after closing hours

The event started with a festive and friendly atmosphere and this gradually deteriorated as the day progressed. It is estimated that the crowd peaked at around 11,000 about 5:00 p.m. and started to diminish after 6:00 p.m. By 8:00 p.m., the event was effectively over and many spectators had left. An unruly element remained and by midnight, there were about 1000 people meandering around. During the period 8:00 p.m. to 1:00 a.m., many fights broke out, shop windows were smashed and a tense situation developed. City crews were hampered in cleaning up by vehicles driving around the barricades and along the sidewalks. Other vehicles gained access to the street by coming in across private parking lots. Further, garbage extended a block on either side of Broadway. Costs for signing, barricading and street cleaning were estimated at \$1700; the actual costs came to \$2059.61. Extra cleaning up and replacing smashed barricades accounted for most of the increase.

To a very great extent, the unrestrained sale of beer and the attitude of merchants caused many of the problems.

Continued

MANAGER'S REPORT, September 9, 1977 (FIRE: A-6 - 2)

Clause No. 1 Continued

"A very difficult position was presented to enforcement personnel (Police, Inspectors, etc.). In the early stages, some attempt was made by merchants to adhere to their terms of reference, but this did not last. Then as departures became more flagrant, warnings and advice were given. These were heard, but ignored. In the later stages, strict application of enforcement would only have promoted confrontations to the detriment of all attending. In our opinion, Police and Inspectors are to be congratulated for the diplomatic way in which they maintained the degree of control which would have been lacking without them.

Notwithstanding the foregoing, 'Greek Day' is only one of the many similar events conducted in the City yearly. Problems at these other functions are minimal and usually the events are successful. Proper group representation and internal control are major factors in these successes. To what degree Greek Day was affected by the split in their supporting organizations is not known, but there was a split and obvious strong feelings apparent on both sides just prior to the staging of the function. In fact, the faction opposing the representation of Mr. Zapantis (the applicant for the last four events), has already submitted a request to hold the event in 1978. This was done in order to prove right by prior application. It is not unreasonable, therefore, to assume that the adversities occurring stemmed at least in part from lack of agreement among the Greek organizations.

On June 24, 1977, the City Manager, expressing concerns of Council, directed civic officials involved with public festivals to re-examine the whole matter of these functions, particularly those involving street allowance. This review is now underway and input has been given by all representatives of related areas of control. Some streamlining and improvement can be introduced in the civic administration of these events and this will be pursued. Further, controls and disciplinary action can be introduced which will not create unwholesome confrontations. Some samples are:

- Requiring sponsors to be responsible for property damage
- Denying approval for alcoholic beverages
- Liquor Administration Branch action
- Denying permission if no majority representation
- Reducing area of event
- Requiring approval of cultural and ethnic programs.

The Greek Day situation will be part of this study and a proposed new procedure for processing and administering festivals will be reported to City Council in due course."

The City Manager submits the foregoing report of the City Engineer to Council for INFORMATION.

RECOMMENDATION

2. Buses Operating on Granville Mall Transitway

The City Engineer reports as follows:

"When the 'Granville Mall By-law' was enacted, it was intended to exclude buses other than those operated as part of the City's transit system. Subsequently, on July 26, 1977, the definition of 'bus' in the by-law was amended to embrace the proposed shopper's bus service in the Central District. The Granville Mall By-law definition of 'bus' now reads:

'Bus' means a vehicle used for the transportation of passengers and operated by the British Columbia Hydro and Power Authority or by such other person as may be specifically approved by Council from time to time.

Continued

Clause No. 2 Continued

" Unfortunately, the interpretation of the first part, or original definition, embraces the Pacific Stage Lines and their 'Gray Line' sightseeing tours which are also operated by the British Columbia Hydro and Power Authority. This has resulted in an inequitable situation whereby Gray Line Tour Buses are operating on the Granville Mall transitway, while other tour buses are excluded. Complaints have been received from other Tour companies regarding this exclusive routing for Gray Line Tours. There have been instances where customers have switched from one tour company to Gray Line in order to drive down the Granville Mall. Pacific Stage Lines have been alerted to this situation and requested to cooperate by not operating on Granville Mall pending this amendment to the by-law.

Further, B.C. Hydro Transit Division also has a direct charter operation and these vehicles, whilst on charter, should not have unlimited access to the Granville Mall transitway.

In view of the inequitable situation, it is RECOMMENDED that:

- A. The Granville Mall By-law be amended to allow on the transitway only City Transit buses operated by B.C. Hydro and Power Authority or by such other persons as may be specifically approved by Council from time to time.
- B. Council instruct the Director of Legal Services to prepare and present the appropriate by-law amendment."

The City Manager RECOMMENDS that the above recommendations of the City Engineer be approved.

3. Sidewalk Cafe - The Crepe Machine, 1480 West 11th Avenue

The City Engineer reports as follows:

"A new application to operate a sidewalk cafe has been received from The Crepe Machine, 1480 West 11th Avenue.

The application has been considered and:

- the proposal is acceptable to the Health Department;
- the location is satisfactory from an Engineering Department standpoint;
- the Supervisor of Properties has determined an appropriate rental rate for the use of City sidewalk.

Accordingly, it is RECOMMENDED that a year to year lease agreement be executed with The Crepe Machine, with the City Engineer and the Director of Legal Services signing on behalf of the City of Vancouver.

Further, that the Provincial Liquor Administration Branch be advised that City Council has no objection to the sale of liquor at this sidewalk cafe."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

Continued

MANAGER'S REPORT, September 9, 1977 (FIRE: A-6 - 4)

CONSIDERATION

4. Gastown Days Parade and Celebrations

The City Engineer reports as follows:

"In a letter dated August 17, 1977, Mr. J. Pollock, Chairman of the Gastown Historic Area Co-ordinating Committee, requests that certain streets in and around Gastown be closed to vehicular traffic. The specific dates and times requested are:

Saturday, September 24, 1977, 8:00 a.m. to 12 midnite
Sunday, September 25, 1977, 11:00 a.m. to 10:00 p.m.

This closure is requested to accommodate the 'Gastown Days' Festival similar to those held in 1975 and 1976. The Festival includes sidewalk cafes, taverns, musical entertainment and carnival games. This year, the applicant also proposes having a parade on the first day of the two-day festival. The parade itself entails street areas additional to usual festival requirements, for assembly and dispersal, but only for the duration of the parade.

The streets requested to be closed are:

For Gastown Days:

Water Street from Cordova to Carrall Streets
Alexander Street from Carrall to Columbia Streets
Carrall Street from Powell Street to its north end
Abbott Street from the lane north of Cordova Street to its north end
Cambie Street from the lane north of Cordova Street to its north end

For Gastown Days Parade:

Cordova Street from Seymour to Homer Streets
Richards Street from the lane north of Hastings to Cordova Street
Alexander Street from Main Street to Dunlevy Avenue

The parade will assemble on September 24, 1977 west of Gastown at 8:00 a.m. and at 10:30 a.m. will proceed, via Water Street, to its dispersal point east of Gastown. It should be noted that this will be the only period during Gastown Days when transit services are disrupted and B.C. Hydro has agreed to a minor re-routing of their buses for the parade. The Police Department will provide special attention for these events and there are no objections from a Traffic Engineering standpoint.

Should Council approve the applicant's request to close these streets to vehicular traffic on September 24, 1977 from 8:00 a.m. to 12 midnite, and on Sunday, September 25, 1977 from 11:00 a.m. to 10:00 p.m., such approval should be subject to the following conditions:

- a) The applicant enter into an arrangement satisfactory to the Director of Legal Services indemnifying the City against all claims that may arise from the proposed parade and closure, such indemnity to be in the form of insurance in which the City of Vancouver is named insured.
- b) Any food concessions to be approved by the City Health Department.
- c) All relevant licences be obtained by the applicant prior to the events.
- d) The cost of temporary traffic controls be borne by the applicant.
- e) The cost of any street cleaning over and above normal street cleaning be borne by the applicant.

Further, if Council agrees to the sale of alcoholic beverages on the street, the Provincial Government Liquor Administration Branch be so advised."

The City Manager submits the above report of the City Engineer for Council's CONSIDERATION.

Continued

MANAGER'S REPORT, September 9, 1977 (FIRE: A-6 - 5)

RECOMMENDATION

5. Metrication - Traffic Speeds and Distances

The City Engineer reports as follows:

"Legislation containing Metric Conversion of speeds and distances in the Motor Vehicle Act has now been passed and was expected to be proclaimed effective September 1, 1977.

We are advised that this legislation includes a schedule of dates by which various types of traffic signs must be converted to metric in British Columbia so as to accomplish the Federal Government guidelines of total metrication of traffic regulations by April, 1978.

Because of uncertainty by officials of the Provincial Government as to when this legislation would be enacted, and because of the two consecutive "skip" Councils, we were not able to report on the details of introducing metric signs in Vancouver prior to the first installations required under the new legislation.

A. SPEED LIMITS

In the City of Vancouver, general speed limits and reduced speed limits adjacent to schools are both enforced under the Motor Vehicle Act and the applicable signs are therefore being converted to metric units in accordance with the schedule outlined in the above legislation. Accordingly, all 20 mph speed limits adjacent to schools were converted to 30 km/h immediately prior to the September 6th opening of school. So as to minimize confusion and enhance public safety during the changeover period, at the request of the Mayor, both the 20 mph and 30 km/h tabs are being displayed on the school signs during the month of September. After this introductory education period, the 20 mph tabs will be removed.

The 30 mph signs will be converted to 50 km/h, also during September, so as to be consistent with the Provincial regulations and adjoining municipalities. (The exact metric equivalent of 30 mph is actually 48.28 km/h. 50 km/h, rather than 45 km/h, has been chosen as the national standard for the appropriate metric equivalent. Although this results in an increase of 1.2 mph in the speed limit, it is not expected to result in a noticeable difference in motorists' driving habits. 50 km/h does conform to the principle of keeping metric measurements in multiples of 10 for simplicity, which minimizes the range of possible speed zones, and lends itself to easier mental conversion.)

All other speed limits within the City are regulated and enforced under the Street and Traffic By-law, and it is recommended that the City adopt the metric equivalents which have been set out in the National Guidelines and are listed in Appendix A.

Appendix A lists the speed limits in both the old Imperial units and the recommended new Metric units. The national standards are shown along with the main speed limit situations affecting streets and lanes in the City of Vancouver.

The Police Department is providing a stepped-up program of enforcement and surveillance during this metric conversion period. Special attention is being given to school zones.

B. OTHER TRAFFIC REGULATIONS

Other traffic regulations which must now be converted to metric units to conform to the new Provincial legislation and/or the Federal Government metrication guidelines include distances and clearances. These are regulated under the Street and Traffic By-law, which must be amended accordingly.

Continued

MANAGER'S REPORT, September 9, 1977 (FIRE: A-6 - 6)

Clause No. 5 Continued

In addition, 'Safety Zones' which were implemented in the days of street car transportation are no longer used in the City of Vancouver. Rather than amend the distance factor related to safety zones, it is more appropriate to delete the section from the by-law and delete the definition of safety zone.

As metrication progresses, further amendments, particularly those related to size and weights of vehicles will be brought before Council for the 1978 implementation date. Metric standards recommended are the closest reasonable equivalent to maintain the requirements of the existing regulations.

Accordingly, it is RECOMMENDED that the metric equivalents of the speed limits as outlined in Appendix A be adopted, and the Street and Traffic By-law #2849 be amended as follows:

- Section 3(2) - change twenty-four inches to sixty centimeters
- Section 3(5) - change three hundred feet to one hundred meters
- Section 3(19) - change thirty-three feet to 10.5 meters
- Section 3(33) - 'Safety Zone' - delete whole clause
- Section 21(1)(d) - change twenty feet to six meters
- Section 21(1)(e)(i) - change five feet to 1.5 meters
- Section 21(1)(e)(ii) - change twenty feet to six meters
- Section 21(1)(f) - change five feet to 1.5 meters
- Section 21(1)(g) - change five feet to 1.5 meters
- Section 21(1)(h) - change twenty feet to six meters
- Section 21(1)(i) - 1. - change twenty feet to six meters
2. - change seventy-five feet to twenty-five meters
- Section 21(1)(j) - change fifteen feet to five meters
- Section 21(1)(m) - delete whole clause
- Section 21(1)(q) - change one hundred feet to thirty meters
- Section 21(1)(s) - change sixteen feet to five meters
- Section 22(1)(c) - change twenty feet to six meters
- change ten feet to three meters
- Section 22(1)(e) - change twenty feet to six meters
- Section 24(4) - change ten feet to three meters
- Section 25 - change twelve inches to thirty centimeters
- Section 26 - change seventeen feet to five meters
- Section 29(3) - change two inches to five centimeters
- Section 44 - change 'Miles Per Hour' to 'Kilometers Per Hour'
- Section 45 - change fifteen miles per hour to twenty kilometers per hour
- Section 63A(4) - change twenty-five miles per hour to 40 kilometers per hour
- Section 91(1)(f)(ii) - change twenty miles per hour to thirty kilometers per hour
- Section 92(1)(a) - change ten miles per hour to twenty kilometers per hour

It is further RECOMMENDED that Council instruct the Director of Legal Services to prepare and present the appropriate By-law amendments."

The City Manager RECOMMENDS that the above recommendations of the City Engineer be approved.

Continued

MANAGER'S REPORT, September 9, 1977 (FIRE: A-6 - 7)

6. South Bypass - State of B.C. Hydro/City Negotiations

The City Engineer reports as follows:

"On January 6, 1976, City Council approved B.C. Hydro's redevelopment plan for the southerly portion of the Carrall Yards which included provision for a roadway just north of the Georgia Viaduct connecting the Quebec extension to Taylor Street.

This redevelopment has been planned as a 10-year development and the roadway (South Bypass) alignment is temporary with an ultimate alignment most likely underneath the Georgia Viaduct.

In January, 1976, the Mayor advised Council that the City Manager would be reporting further on the matter of financing the construction of this new road. The City Manager subsequently requested that the City Engineer, in consultation with the Supervisor of Properties, commence negotiations with B.C. Hydro. This report summarizes the results of those negotiations and sets out the financial aspects of the South Bypass roadway.

I. Right-of-Way (See Sketch 1)

B.C. Hydro have agreed to provide a right-of-way for the South Bypass roadway across their lands in exchange for City lands in the area. This right-of-way requires 1.358 acres. The following pieces of City land are considered surplus to our needs under the revised street plans for the area and can be transferred to B.C. Hydro.

- (a) The westerly portion of the Columbia-Quebec connector between Union and Keefer - 0.549 acres.
- (b) The south half of Georgia between Main and the lane west of Main - .09 acres.
- (c) The southerly portion of Taylor from Carrall Street to approximately 400 feet west - .173 acres.

Total: .812 acres

On the basis of the foregoing trades, there is a shortfall of .546 acres. The value has been set and agreed to by the Supervisor of the Properties Division and B.C. Hydro and there is a balance in B.C. Hydro's favor of \$237,830. These funds are available in the 1976/77 Streets Capital Budget in accounts 146/5344 and 148/7938.

II. Costs to Provide a Cleared Right-of-Way

The road right-of-way was occupied by a number of B.C. Hydro facilities. Some of these have been removed by B.C. Hydro as part of their redevelopment and others have been removed solely because of the new roadway. Removal of some of these facilities has necessitated the use of temporary facilities until such time as B.C. Hydro's new buildings are available.

On the basis of City Council's January, 1976 approval of the redevelopment plan, (including provision of the roadway) much of this work has been done in order to facilitate scheduling of construction of the new roadway and the new track arrangement, etc.

As a result of the negotiations with B.C. Hydro, removal of some of the facilities is at the City's cost and some costs are to be shared equally with B.C. Hydro (for removal of those facilities affected by both Hydro needs and road needs).

On the basis of the work done to date and the estimates for the few remaining demolition items, the cost to the City to get a cleared right-of-way is estimated to be \$135,000. Funds are provided in the 1976/77 Streets Capital Budget in accounts 146/5344 and 148/7938.

Continued

Clause No. 6 ContinuedIII. City Costs to Provide the Roadway

The City has agreed to provide the roadway through the B.C. Hydro lands on the dedicated right-of-way. Some drainage work is required immediately at an estimated cost for the City's share of \$32,000. In addition to this, \$255,000 is required for work associated with paving, including the signalization of intersections at Taylor Street and at the Columbia-Quebec connector and associated railway crossing signals. These funds are available in the 1976 Street Capital Budget in account 146/5344.

IV. Other Aspects(a) LRT Alignment

As part of the overall plan, B.C. Hydro has left an LRT corridor (the land remaining in B.C. Hydro ownership) between the new B.C. Hydro railway tracks and the South Bypass roadway. However, locating the roadway adjacent to the LRT corridor, which will not be in use for a number of years, would result in additional building demolition now and thus additional costs to the City. It has been agreed that the South Bypass roadway be designed to use part of the LRT right-of-way now to avoid demolishing a building, on the understanding that the road be relocated, at City cost, if the LRT corridor is needed prior to the permanent relocation of the South Bypass under the Georgia Viaduct. This item is submitted for information and no action is required at this time.

(b) Railway Crossings

As a part of the negotiations, B.C. Hydro have included an item requesting the City's future support in making an application for railway crossings off the site. They agree that the costs of these crossings would be assumed by B.C. Hydro; however, City support is contingent upon there being a satisfactory case for the need for the crossing to provide rail access to B.C. Hydro lands west of Main Street.

V. Summary

Negotiations about the South Bypass have been completed with B.C. Hydro as follows:

- (a) B.C. Hydro will provide the right-of-way for the South Bypass (1.358 acres) in exchange for 3 pieces of street allowance (westerly portion of Columbia-Quebec: Union to Keefer; south half of Georgia: Main to lane west; southerly portion of Taylor: Carrall to approximately 400 feet west) (total 0.812 acres) and \$237,830.
- (b) The required right-of-way will be provided free and clear of buildings by B.C. Hydro at a cost of approximately \$135,000 to the City (for removal of buildings and provision of temporary facilities for some functions).
- (c) B.C. Hydro have asked for City support for railway crossings (future) of Main and Columbia-Quebec north of First Avenue. City support is contingent upon a demonstrable need for continuation of rail access to the B.C. Hydro lands west of Main Street.
- (d) The roadway is to be built partly on the B.C. Hydro-owned LRT corridor to avoid additional cost now, on the understanding that it would be relocated at City cost if the LRT corridor is needed prior to relocation of the roadway to an ultimate location.

Continued

Clause No. 6 ContinuedVI. Recommendation

The City Engineer RECOMMENDS that:

- A. Council approve items (a) to (d) inclusive in section V above as the basis for an agreement between the City and B.C. Hydro and that such agreement be satisfactory to the City Engineer, Director of Finance and Director of Legal Services.
- B. The Director of Finance be authorized to appropriate funds from the 1976 and 1977 Streets Capital Budget for the right-of-way acquisition and clearance (\$237,830 and \$135,000 respectively)."

The City Manager RECOMMENDS that the above recommendations of the City Engineer be approved.

CONSIDERATION7. Canadian Paraplegic Association Safety Driving "Rodeo"

The City Engineer reports as follows:

"In a letter dated June 30, 1977, Mr. A.A. Mason, of the Canadian Paraplegic Safety Driving 'Rodeo' Committee, requests that 28th Avenue between Willow and Oak Streets be closed to vehicular traffic on Sunday, September 25, 1977, from 10:00 a.m. to 4:00 p.m. to accommodate their safe driving 'rodeo'.

B.C. Hydro services are not affected by the proposed closure and the Police Department will provide special attention for this event. There are no objections from a Traffic Engineering standpoint and Shaughnessy Hospital and the G.F. Strong Rehabilitation Centre will be participating in this event.

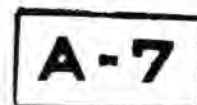
Should Council approve the applicant's request to close to vehicular traffic 28th Avenue, from Willow to Oak Streets, on Sunday, September 25, 1977 from 10:00 a.m. to 4:00 p.m., such approval should be subject to the following conditions:

- a) The applicant enter into an arrangement satisfactory to the Director of Legal Services indemnifying the City against all claims that may arise from the proposed closure. Such indemnity to be in the form of insurance in which the City of Vancouver is named insured.
- b) Any food concessions be approved by the City Health Department.
- c) The cost of any street cleaning required over and above normal street cleaning be borne by the applicant.
- d) The cost of temporary traffic controls be borne by the applicant.

In connection with items (c) and (d), the applicant requests a grant to cover the cost of temporary signing and barricading as well as extra street cleaning.

The City Engineer submits for Council's CONSIDERATION the request of the Canadian Paraplegic Association for a grant to defray expenses of signing, barricading and street cleaning at an estimated cost of \$150. The Comptroller of Budgets advises that, if approved, the source of funds will be Contingency Reserve."

The City Manager submits the above report of the City Engineer for Council's CONSIDERATION and, if approved, suggests the resolution be worded as a grant of up to \$150.



MANAGER'S REPORT, SEPTEMBER 9, 1977 (FINANCE: A7-1)

FINANCE MATTERS

INFORMATION

1. 'POSER' and 'RESER' Expenditures

The Director of Social Planning submits information reports twice yearly to City Council on Departmental expenditures and commitments made from the Purchase of Outside Services (POSER) and Research (RESER) budgets.

Status of Accounts - January 1st to June 30th, 1977

<u>POSER Budget \$39,600</u>	<u>Expenditure</u>
Riley Park NIP Profile	\$2,500
Manhattan Apartments Analysis	\$2,500
Childrens Cultural Workshop	1,300
Sunset Area Youth Services Project	2,500
Provincial Youth Employment Program Training	2,027
Stanley-New Fountain Hotel Training Program	250
Visual Arts Study	<u>3,350</u>
Total	\$14,427 =====

Balance as at June 30th, 1977 \$25,173

RESER Budget \$29,000

Granville Mall Housing & Retail Vacancy Analysis	\$450
Lions I.D. Transportation Study	1,155
Social Planning Issues & Projects Review	250
Manhattan Apartments Residents Survey	175
Hastings Sunrise Community Services Profile	<u>4,500</u>
Total	\$6,530 =====

Balance as at June 30th, 1977 \$22,470

Description of Projects

POSER Projects

Riley Park Community Profile

Consultant was hired to prepare a survey of community facilities and social services in the Riley Park Neighbourhood Improvement Area for report to and use by the NIP Citizens Committee.

Manhattan Apartments Analysis

A Quantity Surveyor was retained to determine the costs of rehabilitating the Manhattan Apartment Building.

Childrens Cultural Workshop

A consultant was hired to initiate an experimental program in the East End of Vancouver involving performing artists workshops for children.

Sunset Area Youth Services Project

A consultant was hired to act as coordinator and liaison with departments concerned with a group of juveniles in conflict with the law.

cont'd.....

MANAGER'S REPORT, SEPTEMBER 9, 1977. (FINANCE: A7-2)

Clause #1 continued:

Provincial Youth Employment Program

An amount of \$2,027 was allocated from POSER to supplement the funds for the Transportation Study and Urban Resource Study which received Priority Two ratings under the PYEP.

Gastown Residence Hotel Training Program

A Consultant was hired to develop a management program for desk staff at the hostel and conduct a workshop with the newly elected Board of Directors and the Steering Committee of the Gastown Residence.

Visual Arts Study

A Consultant was hired to produce a study "Private Money/Public Art - Promotion of the Arts in Vancouver". To be presented to Council's Committee on the Arts.

RESER Projects

Granville Mall Housing and Retail Vacancy Analysis

A Consultant was hired to profile the businesses on the Mall and to identify hotel and rooming house vacancies on Granville Mall.

Lions I.D. Transportation Study

A survey of disabled persons who are eligible to use the Lions I.D. Transportation Service, but do not. The survey sample was 50 disabled persons from the files of the Canadian Paraplegic Association, the Voice of Cerebral Palsied and the B.C. Coalition of the Disabled.

Social Planning Issues and Projects

A summary of Social Planning's involvements covering the last twelve months.

Manhattan Apartments Residents Survey

A survey was carried out of the tenants of the Manhattan Apartment buildings in connection with the rehabilitation of this building.

Hastings-Sunrise Area Community Services Profile

A profile of the Hastings-Sunrise Area to provide a rationale for allocating civic grants for social services and recreation funding. To provide a basis for anticipating community demands and issues which can be dealt with by community services.

The City Manager submits the foregoing report of the Director of Social Planning for Council's INFORMATION.

RECOMMENDATION

2. Grandview-Woodland N.I.P. Appropriation of Funds:
Community Services Directory

The Director of Planning reports as follows:

"On July 12, 1977 Council approved the Grandview-Woodland N.I.P. Concept Plan which included an allocation of \$90,500.00 for improvements to social services in the area. The Concept Plan identified the publication and distribution of an up-to-date directory of community services in the N.I.P. area as a high priority in this category of N.I.P. expenditures. The purpose of this report is to recommend the appropriation of funds for translation, publication and distribution of such a directory.

cont'd.....

Clause #2 continued:

A survey of social services in the Grandview-Woodland area undertaken during the planning stage of the Neighbourhood Improvement Program indicated a wide variety of social services provided by a very large number of agencies. At the same time, the study concluded that a large proportion of neighbourhood residents are unaware either of the existence of particular services or of how to avail themselves of such services. One of the objectives of the Grandview-Woodland N.I.P. Committee is to make existing facilities and services more usable and effective through selective expenditure of N.I.P. funds. An up-to-date, multilingual directory which identifies social service agencies and the services they offer would greatly improve local awareness and use of such services.

The Board of Management of the Britannia Community Services Centre and the Grandview-Woodland Area Service Team (a loose association of community service workers in Grandview-Woodland which meets monthly for communication and co-ordination) have already sponsored the compilation of a community services directory through a Local Initiatives Program grant. A table of contents is attached as Appendix I. The grant did not provide funds for the publication and distribution of the directory. The sponsoring organisations have proposed that the directory be printed in sufficient volume that a copy can be provided to every household in Grandview-Woodland, and have requested funds from the Neighbourhood Improvement Program for this purpose. A budget is attached as Appendix II. The Grandview-Woodland N.I.P. Committee was aware of this project during the planning stage of the program, and has provided sufficient funds in the Social Services portion of the Concept Plan to permit this project to proceed. C.M.H.C. has been advised of this proposal and concurs with the recommendation of funding for this project. The total cost would be \$9,666.00.

The Director of Planning RECOMMENDS that Council approve the expenditure of \$9,666.00 from the implementation stage of the Grandview-Woodland N.I.P. (Social Services) for the publication and distribution of a community services directory, sponsored by the Britannia Community Services Centre Society, costs to be shared as follows:

C.M.H.C.	\$ 4,833.00
Province of B.C.	\$ 2,416.50
City of Vancouver	\$ 2,416.50."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

3. Consultant Re Security System for the Centennial Museum

The City Engineer and the Director of Permits and Licenses report as follows:

"Insurance underwriters have expressed concern about the security of exhibits at the Museum and the difficulty of obtaining coverage for special display because of the deficiencies in security in the Museum complex.

The National Museums Corporation who are responsible for security in Canadian museum and other government buildings have offered to examine the security of the Museum complex and give recommendations on the measures necessary to bring protection up to standards. The cost to the City will be for transportation and expenses for up to three days for a member of their staff to make an on site inspection. The estimated cost is \$1000.

The Budget Officer indicates if Council approves the recommendation, funds are available in the contingency reserve.

We RECOMMEND the City accept the offer of the National Museum Corporation to review security at the City Museum and that \$1000 be appropriated from the contingency reserve to cover the costs of transportation and accommodation for a member of the corporation while he is in Vancouver inspecting the Museum."

The City Manager RECOMMENDS that the above recommendation of the City Engineer and the Director of Permits and Licenses be approved.

cont'd.....

MANAGER'S REPORT, SEPTEMBER 9, 1977 (FINANCE: A7-4)

4. Investment Matters (Various Funds)
July 1977

The Director of Finance reports as follows:

"(a) Security Transactions during the month of July 1977.

(b) Summary of Securities held by the General and Capital Accounts.

(a) SECURITY TRANSACTIONS DURING THE MONTH OF JULY 1977

1. GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
<u>Chartered Bank Deposit Receipts and Government Notes</u>						
July 4	Bank of British Columbia	July 15/77	\$ 2,004,219.18	\$ 2,000,000.00	11	7.00
4	Bank of British Columbia	Sept. 26/77	2,033,185.75	2,000,000.00	84	7.21
4	Bank of British Columbia	Dec. 1/77	2,059,835.62	2,000,000.00	150	7.28
4	Mercantile Bank of Canada	Aug. 31/77	2,000,000.00	1,977,340.00	58	7.21
4	Royal Bank of Canada	July 5/77	2,000,328.77	2,000,000.00	1	6.00
5	Mercantile Bank of Canada	July 6/77	3,500,000.00	3,499,300.00	1	7.20
5	Mercantile Bank of Canada	Aug. 2/77	2,999,415.65	2,983,053.80	28	7.15
5	Mercantile Bank of Canada	Oct. 26/77	2,000,000.00	1,955,917.20	113	7.28
5	Bank of British Columbia	Nov. 30/77	3,000,000.00	2,913,753.00	148	7.30
5	Bank of Nova Scotia	July 18/77	1,000,000.00	997,442.18	13	7.20
5	Mercantile Bank of Canada	Oct. 14/77	2,500,000.00	2,450,632.75	101	7.28
5	Bank of British Columbia	July 6/77	4,000,783.56	4,000,000.00	1	7.15
5	Bank of British Columbia	Nov. 28/77	2,572,800.00	2,500,000.00	146	7.28
5	Bank of British Columbia	Dec. 15/77	3,098,201.92	3,000,000.00	163	7.33
5	Bank of Nova Scotia	July 29/77	1,004,668.49	1,000,000.00	24	7.10
5	Mercantile Bank of Canada	Sept. 30/77	2,034,561.64	2,000,000.00	87	7.25
5	Royal Bank of Canada	July 6/77	3,000,493.15	3,000,000.00	1	6.00
5	Royal Bank of Canada	July 6/77	1,000,164.38	1,000,000.00	1	6.00
5	Royal Bank of Canada	July 6/77	1,000,164.38	1,000,000.00	1	6.00
5	Mercantile Bank of Canada	Aug. 17/77	1,008,227.40	1,000,000.00	42	7.15
6	Mercantile Bank of Canada	Sept. 16/77	1,521,452.05	1,500,000.00	72	7.25
6	Mercantile Bank of Canada	Sept. 19/77	1,014,897.26	1,000,000.00	75	7.25
6	Mercantile Bank of Canada	Oct. 3/77	2,035,356.16	2,000,000.00	89	7.25
6	Mercantile Bank of Canada	Oct. 14/77	2,549,657.53	2,500,000.00	100	7.25
6	Bank of British Columbia	Nov. 15/77	1,539,545.75	1,500,000.00	132	7.29
6	Bank of British Columbia	Nov. 16/77	1,539,845.34	1,500,000.00	133	7.29
6	Bank of British Columbia	Dec. 2/77	1,029,800.00	1,000,000.00	149	7.30
6	Bank of British Columbia	Dec. 16/77	2,065,289.32	2,000,000.00	163	7.31
6	Mercantile Bank of Canada	Aug. 15/77	2,999,421.39	2,975,940.00	40	7.20
6	Mercantile Bank of Canada	Sept. 1/77	1,000,000.00	988,880.00	57	7.20
6	Mercantile Bank of Canada	Sept. 30/77	2,000,000.00	1,966,400.00	86	7.25
6	Mercantile Bank of Canada	Aug. 15/77	500,000.00	496,085.00	40	7.20
6	Mercantile Bank of Canada	July 12/77	1,000,000.00	998,842.44	6	7.05
7	Mercantile Bank of Canada	Nov. 14/77	512,910.96	500,000.00	130	7.25
7	Bank of Nova Scotia	July 15/77	2,003,068.49	2,000,000.00	8	7.00
7	Royal Bank of Canada	July 8/77	2,000,328.77	2,000,000.00	1	6.00
7	Bank of Montreal	Nov. 17/77	1,026,600.00	1,000,000.00	133	7.30
7	Bank of Montreal	Dec. 15/77	2,064,400.00	2,000,000.00	161	7.30
7	Bank of Montreal	Aug. 31/77	2,021,547.95	2,000,000.00	55	7.15
8	Mercantile Bank of Canada	July 13/77	3,002,773.97	3,000,000.00	5	6.75
8	Mercantile Bank of Canada	Aug. 15/77	2,014,887.67	2,000,000.00	38	7.15
8	Royal Bank of Canada	July 11/77	1,500,616.44	1,500,000.00	3	5.00
11	Mercantile Bank of Canada	Aug. 15/77	2,013,808.22	2,000,000.00	35	7.20
11	Mercantile Bank of Canada	Sept. 2/77	1,500,000.00	1,484,430.00	53	7.22
			<u>\$84,273,257.16</u>	<u>\$83,188,016.37</u>		

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MANAGER'S REPORT, SEPTEMBER 9, 1977 (FINANCE: A7-5)

Clause #4 continued:

<u>Date</u>	<u>Type of Security</u>	<u>Maturity Date</u>	<u>Maturity Value</u>	<u>Cost</u>	<u>Term Days</u>	<u>Annual Yield %</u>
<u>Chartered Bank Deposit Receipts and Government Notes - Forward</u>						
			\$ 84,273,257.16	\$ 83,188,016.37		
July 11	Royal Bank of Canada	July 12/77	6,001,232.88	6,000,000.00	1	7.50
12	Bank of British Columbia	Dec. 28/77	2,067,414.79	2,000,000.00	169	7.28
12	Bank of British Columbia	Jan. 3/78	1,034,904.11	1,000,000.00	175	7.28
12	Bank of Nova Scotia	Nov. 15/77	2,050,123.84	2,000,000.00	126	7.26
12	Bank of Nova Scotia	Dec. 15/77	2,062,143.56	2,000,000.00	156	7.27
13	Bank of Commerce	July 15/77	2,000,849.32	2,000,000.00	2	7.75
13	Bank of British Columbia	Oct. 17/77	1,019,147.40	1,000,000.00	96	7.28
14	Bank of British Columbia	Dec. 15/77	2,061,853.15	2,000,000.00	154	7.33
14	Bank of British Columbia	Dec. 19/77	1,031,729.86	1,000,000.00	158	7.33
15	Royal Bank of Canada	July 18/77	1,000,493.15	1,000,000.00	3	6.00
18	Bank of British Columbia	July 19/77	1,500,308.63	1,500,000.00	1	7.51
18	Bank of Nova Scotia	Aug. 17/77	1,508,876.71	1,500,000.00	30	7.20
19	Bank of British Columbia	Jan. 13/78	1,035,746.30	1,000,000.00	178	7.33
25	Bank of Nova Scotia	Aug. 2/77	1,001,545.21	1,000,000.00	8	7.05
25	Bank of British Columbia	Oct. 31/77	1,019,626.85	1,000,000.00	98	7.31
27	Bank of British Columbia	Oct. 31/77	1,019,384.11	1,000,000.00	96	7.37
29	Bank of British Columbia	Aug. 2/77	2,501,657.53	2,500,000.00	4	6.05
			\$114,190,294.56	\$112,688,016.37		

2. SINKING FUND TRANSACTIONS (PURCHASES)

<u>Date</u>	<u>Type of Security</u>	<u>Maturity Date</u>	<u>Maturity Value</u>	<u>Price</u>	<u>Cost</u>	<u>Term Yrs.Mos.</u>	<u>Yield %</u>
<u>Debentures</u>							
July 1	City of Vancouver 9.25%	Sept.1/90	\$ 10,000.00	98.50	\$ 9,850.00	13/2	9.45
25	City of Vancouver 10.00%	Dec.16/94	250,000.00	103.125	257,812.50	17/5	9.624
			\$ 260,000.00		\$ 267,662.50		

Chartered Bank Deposit Receipts and Government Notes

						<u>Days</u>	
July 15	Mercantile Bank of Canada	July 19/77	3,002,136.99		3,000,000.00	4	6.50
19	Mercantile Bank of Canada	Oct. 17/77	3,054,000.00		3,000,000.00	90	7.30
21	Mercantile Bank of Canada	Oct. 17/77	1,272,000.00		1,250,000.00	88	7.30
			7,328,136.99		7,250,000.00		
			\$ 7,588,136.99		\$ 7,517,662.50		

3. CEMETERY CARE FUND (PURCHASES)

						<u>Term Yrs.Mos.</u>	
<u>Debentures</u>							
July 22	City of Vancouver 9.25%	Sept.1/90	\$ 5,000.00	98.875	\$ 4,943.75	13/1	9.40

cont'd.....

MANAGER'S REPORT, SEPTEMBER 9, 1977 (FINANCE: A7-6)

Clause #4 continued:

(b) SUMMARY OF SECURITIES HELD BY THE GENERAL AND CAPITAL
ACCOUNTS ONLY - AS AT JULY 31, 1977

<u>Type of Security</u>	<u>Par or Maturity Value</u>	<u>Cash or Book Value</u>
<u>Short Term</u>		
Chartered Bank Deposit Receipts and Government Notes	\$ 126,987,609.29	\$ 124,168,651.75"

The City Manager RECOMMENDS that the foregoing report of the Director of Finance be approved.

5. Interest on Prepayment of Real Property Taxes

The Director of Finance reports as follows.

"Section 412 of the Vancouver Charter enables City Council to determine, by by-law, the interest rate and terms and conditions applicable to the prepayment of property taxes.

On October 22, 1975, City Council passed By-law 4906 which amended the Tax Prepayment By-law 4804 to change the interest rate payable by the City on prepayment of property taxes to 7% per annum. The rate was considered reasonable in light of the prevailing short term interest rates. However, since that time, the short term interest rates have decreased and I am recommending that the City decrease its payment interest rate to 6% per annum, a rate which is more representative of current market conditions. This rate to be effective November 1, 1977.

The Director of Legal Services has prepared the necessary amending by-law and it is submitted to Council concurrently with this report.

I therefore RECOMMEND that Council approve the decrease in the interest rate payable by the City on real property tax prepayments from 7% to 6%, and amend By-law 4804 accordingly, effective November 1, 1977."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Finance be approved.

6. The Orpheum - Additional Funding

The Director of Permits and Licenses reports as follows:

"As of July 1976 Council had appropriated \$3,262,250 for the restoration of the Orpheum. On April 19, 1977 Council approved an additional \$100,000 to cover the estimated cost to complete the project, including required work additional in scope to the original. This supplementary funding has proved insufficient to cover costs arising as the building became occupied. Difficulties in establishing an accurate estimate were:

- The administrative complexity of the project (seventeen prime contracts);
- The nature of renovation work, in that unexpected problems continually crop up;
- Occupation of the building pointed up certain urgent mandatory requirements that were not foreseen.

cont'd.....

MANAGER'S REPORT, SEPTEMBER 9, 1977 (FINANCE: A7-7)

Clause #6 continued:

The cost of the work carried out to date is now estimated at \$3,396,750 indicating an over-expenditure of \$34,500. When it became apparent that an over-expenditure was occurring, work and purchases (other than that affecting human safety) were suspended.

Five months' use of the building has indicated some minor problem areas that were not foreseen. This is work that is judged by the City Architect and Manager of Civic Theatres to be absolutely necessary for safe or efficient operation of the hall. The list of items, totalling \$18,700, is:

1. Required for human safety:

- Rehangng and adjusting movable acoustic panels	\$ 2,500
- Ventilating spotlight booth	1,000
- Handrails for balcony stairs	800
- Lighting for balcony stairs	1,000
- Sidewalk escape hatch for boiler room	4,000

2. Required for operational reasons:

- Piano dolly	1,400
- Heaters for musical instrument rooms	2,000
- Mixing board table	500
- Window blinds for change rooms	400
- City portion for changes required to C.B.C. connection	1,500
- Crush ropes and standards	900
- Ellipsoidal light fixtures for stage	2,000
- Acoustic work to rear wall	700
	<hr/> \$18,700

The following is a summary of funding:

Funds appropriated to date	\$3,362,250
Estimated expenditure to date	<hr/> 3,396,750
Over-expenditure	\$ 34,500
Additional Work	<hr/> 18,700
Total possible additional funding required	\$ 53,200

The Director of Finance advises that funds are available in the unallocated 1977 Supplementary Capital Budget.

It is recommended that:

- A) Council approve \$34,500 from 1977 Supplementary Capital funds to cover the cost of the over-expenditure.
- B) Council approve \$18,700 from 1977 Supplementary Capital funds to cover the cost of essential work remaining to be done."

The City Manager RECOMMENDS the foregoing recommendations of the Director of Permits and Licenses be approved.

7. Quarterly Review of Revenues and Expenditures, 1977 Operating Budget, as at June 30, 1977

The Director of Finance reports as follows:

" The following is a review of Revenues and Expenditures, within the 1977 operating budget, as at June 30, 1977, submitted for the information and approval of Council, as applicable. A copy of the monthly statement of Revenues and Expenditures is on file with the City Clerk and may be examined in detail by members of Council.

cont'd.....

Clause #7 continued:

In this review, actual revenues received and expenditures incurred in the current year to June 30th are compared with the annual estimates and where significant variations between estimated and actual, as projected to the year end, are indicated, the budget appropriations are recommended for adjustment.

The net estimated surplus resulting from the adjustments is \$124,139 and it is recommended that this be added to the Contingency Reserve.

Revenue Variations

Provincial Government Grant in Aid
Per Capita Grant \$ (163,608) reduction

Adjustment of the Provincial per capita grant is based on the revised 1976 census population. This reduction in the grant is caused by a reduction in the Census population.

Tax Grants Federal Properties \$ (246,298) reduction
Crown Dominion Properties

The grant in lieu of taxes for Federal Properties for 1975 and 1976 were settled in 1977 with the total grants being \$246,298 less than original estimates due to disposal of certain federal properties.

Tax Grants Provincial Properties \$ 10,886 increase
Insurance Corporation of B.C. Properties

Increase in grant in lieu of taxes for I.C.B.C. properties based on higher assessed values than originally estimated.

Receipts in Lieu of Taxes, B.C. Telephone Co. \$ 40,072 increase

The B.C. Telephone Company's tax payment to the City is calculated as 1.25% of the Company's prior year revenues. This increase results from a higher revenue than that on which the City's budget estimate was based.

Tax Grants Federal Housing Projects \$ 233,582 increase

Increase in grant in lieu of taxes for C.M.H.C. housing projects, primarily due to the addition of new housing projects.

Interest Earned on Temporary Investments \$ 50,500 net increase

Revised estimate on interest income is due to a higher rate of interest on temporary investments than was originally estimated, plus higher cash balances in the Property Endowment Fund. The increase of \$50,500 is the result of adjustments to the following accounts:

- a) Temporary Investment of Capital and General Funds,
- b) Interest Earned on Property Sales Agreements, and
- c) Interest Payable to the Property Endowment Fund.

Service and Inspection Fees & Fines \$ (160,000) net reduction

Clause #7 continued:Containerized Garbage Collection Fees \$(90,000)reduction

Revenue is less than originally estimated due to a reduction in the number of rented containers in use. A review of the related expenditures is being made to determine what corresponding reduction can be made. This will be reported upon, as necessary, in the September budget review.

By-Law Court Fines \$(70,000)reduction

By-law Court fines cover violations in a) Parking Meters, b) Other Parking Violations, and c) Fines Collected by the Provincial Government for other by-law infractions. The reduction in revenues in all of these areas is caused, primarily, by a reduction in violations.

Civic Theatres Revenues \$ 97,200 increaseRental of Theatres \$ 72,000 increase

This increase is due both to a rate increase of 10% whereas the budget estimates were based on 6%, and an increase in theatres usage.

Bar Receipts \$ 35,000 increase

This increase is attributed to the new bar operating contract and a greater use of the Orpheum bars than had been anticipated.

Restaurant Commission \$ (9,800) decrease

This reduction is due to the new agreement, effective in June 1977, between the restaurant operator and the City, as approved by City Council.

Local Improvements, Current Levy \$ 122,759 increase

This increase in the debt charges payable by the property owners on local improvement debentures covering by-laws not included in the original 1977 budget.

Sundry RentalsRental of the Pacific National Exhibition Facilities \$ 154,800 increase

1977 Pro rata share of the first year's rental awarded in arbitration proceedings (\$250,000 per year).

Expenditure VariationsEngineering DepartmentTurn Down Traffic Volume Programme \$ 31,700 increase

This amount of \$31,700 City cost was previously authorized by City Council but was omitted from the 1977 operating budget.

cont'd.....

MANAGER'S REPORT, SEPTEMBER 9, 1977 (FINANCE: A7-10)

Clause #7 continued:Health Department

\$ (62,288) reduction

School Board Audio Services

\$ 8,000 increase

Teachers Health Service

\$10,000 increase

Both of these items were approved as additional services to the School Board on a recoverable basis, and while the recovery of \$18,000 was included in the 1977 budget the expenditure was omitted.

Recovery from Medicare for Doctors' Services

\$ (81,382) reduction

This increased recovery from medicare is adjusted to reflect the actual amounts being recovered.

Purchase of Sound Level Recorders

\$ 1,094 increase

This increase of \$1,094 is required to fund the increased cost of equipment authorized in the current budget.

Britannia Community Centre

\$ 5,000 increase

This is to reflect a reduction in income relating to a programme that was eliminated in the 1977 budget. The expenditure side of the programme was removed in the initial budget, but the income was, erroneously, allowed to remain.

GrantsKitsilano Work Shop

\$ (3,270) reduction

This is the recapture of funds resulting from a civic grant previously approved, now being funded by the Federal Government.

Social ServicesCity's share of Social Service Costs, per Capita

\$ (59,764) reduction

The City is required to share in the cost of social services based on the City's census population. This reduction in City costs results from a reduction in the Census population as confirmed by the Federal Government.

Finance DepartmentProperties Division, Administrative Services provided to the Federal/Provincial/City cost-shared Housing projects

\$ (18,383) reduction

This is for the increased recovery of costs relating to the administrative services being provided to the various cost-shared housing projects such as Oppenheimer Lodge, Cordova House, etc.

cont'd.....

Clause #7 continued:Debt ChargesInterest on Debentures

\$ 122,759 increase

This is for payment of the increased interest for debentures issued in excess of that anticipated in the initial 1977 budget, and is recovered under increased revenue, as explained in "Revenue Variations", with no net additional cost to the City.

Contingency Reserve

\$ 124,139 increase

A review of the status of the Contingency Reserve indicates that the present uncommitted balance is insufficient to meet probable requirements for the balance of the 1977 fiscal year. It is therefore recommended that this amount of \$124,139, being the excess of revenue over expenditure, be transferred to Contingency Reserve.

In addition to the foregoing variations, there are a number of accounts where minor over or under expenditures will occur. These accounts will be adjusted by transfer of appropriations within the departmental budget, if the variations are significant.

Transfers of Appropriations in Excess of \$500

The following departmental transfers were approved by City Manager's Minutes of Authorization and are reported to Council for information.

(1) Finance DepartmentComputer Services

From	7030/308	Equipment Rentals	\$ 3,100
To	7032/321	New Data Processing Equipment	3,100
To provide funds for the purchase of I.B.M. Card Punch machine.			

(2) Planning Department

From	7314/1	Salaries	\$ 1,960
To	7315/90	New Furniture & Equipment	1,960
To provide funds for purchase of Furniture for R.R.A.P. Administrator.			
From	7314/18	Rental of Pagers	\$ 800
To	7314/6	Office Supplies & Services	800
To provide funds for R.R.A.P. Miscellaneous Printing.			

(3) Engineering DepartmentStreets Division

From	8042/3320	Snow Fleet Maintenance	\$ 2,000
To	8043/3408	Replace Loading Winch	2,000
To provide funds for replacement of loading winches.			

Traffic Division

From	8051/3604	Salaries Temporary Help	\$ 1,164
To	8052/3746	Arthur Laing Bridge Traffic Study	1,164
To provide funds for Arthur Laing Bridge Traffic Study.			

cont'd.....

Clause #7 continued:SUMMARY AND RECOMMENDATIONS

The Director of Finance recommends that:

The 1977 Revenue and Expenditure appropriations be adjusted as follows:

<u>Revenues</u>	<u>Appropriations Increase/(Reduction)</u>
Provincial Government Grant in Aid	\$(163,608)
Grants in Lieu of Taxes - net	38,242
Service & Inspection Fees & Fines, etc.	(160,000)
Interest Earned on Temporary Investments	50,500
Sundry Rentals	154,800
Civic Theatres	97,200
Local Improvement Taxes	<u>122,759</u>
Revenue Increase	\$ <u>139,893</u>

<u>Expenditures</u>	<u>Increase/(Reduction)</u>
Engineering Department	\$ 31,700
Health Department	(62,288)
Britannia Community Centre	5,000
Grants	(3,270)
Social Service Costs	(59,764)
Finance Department	(18,383)
Debt Charges	122,759
Contingency Reserve	<u>124,139</u>
Expenditure Increase	\$ <u>139,893</u> "

The City Manager RECOMMENDS that the foregoing report and recommendations of the Director of Finance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 10 d 11

MANAGER'S REPORT, SEPTEMBER 9, 1977 (PROPERTIES: A9-1)

PROPERTY MATTERS

INFORMATION

1. Demolitions

The Supervisor of Properties reports as follows:

"I have received and opened quotations from various contractors for the demolition of the structures listed below and have awarded the contract to the low bidder as noted:-

<u>Property</u>	<u>Project</u>	<u>Successful Bidder</u>
900 & 914 East 12th Avenue 1-3/174A/264A	Mount Pleasant N.I.P. Development for Kivan Boys & Girls Club	Johnston & McKinnon
<u>City to Pay</u>	<u>Code No.</u>	
\$2,300.00	561/3901	
<u>Property</u>	<u>Project</u>	<u>Successful Bidder</u>
2804 Venables Street A of 2/ N.E. ¼ Section 23 THSL	Proposed Fire Hall Site	P & B Demolition Limited
<u>City to Pay</u>	<u>Code No.</u>	
\$1,435.00	345/1902	
<u>PROPERTY</u>	<u>PROJECT</u>	<u>SUCCESSFUL BIDDER</u>
1456 E. 12th Ave. 8/171 B/264A	Replotting Property Endowment Fund Board	Johnston & McKinnon
<u>CITY TO PAY</u>	<u>CODE NO.</u>	
\$1,125.00	5927/9820	"

The City Manager has confirmed the above contracts and submits the foregoing report of the Supervisor of Properties to Council for INFORMATION.

MANAGER'S REPORT, SEPTEMBER 9, 1977 (PROPERTIES: A9-2)

RECOMMENDATION

2. Cancellation of Sale
S/S 800 Block East Hastings Street

The Supervisor of Properties reports as follows:

"On June 7, 1977, the City placed in the local newspapers an advertisement calling for tenders to purchase certain City-owned lots, including a 25' x 122' lot on the South Side of 800 Block East Hastings Street zoned M-1.

Bids were opened on June 27th and on July 12, 1977 Council approved the sale of this parcel, legally described as Lot 8, Block 66, D.L. 181, to Gilbert Lee. Mr. Lee has paid one-quarter of his purchase price.

For his own requirements, Mr. Lee arranged for the lot to be surveyed. During the course of the survey it was determined that the foundation of the building to the East of Lot 8 encroached on to his lot approximately 4¼ inches, the siding up to 6 inches, and the corner board at roof level up to 8 inches.

The Planning Department advised that it is likely a development permit could be issued but without a formal application before them to consider, no commitment could be made. Mr. Lee has expended funds on architects and surveyors fees and does not wish to invest further expense without a guarantee that a permit will be issued. In addition, he has advised that he would lose approximately 100 square feet of useable office space in the building due to the encroachment.

Accordingly, a letter has been received from Mr. Lee's solicitor requesting that this sale be cancelled due to the existence of the encroachment.

Under the circumstances it is recommended that:-

- (a) The sale of Lot 8, Block 66, D.L. 181, Plan 196 to Gilbert Lee be cancelled and that he be reimbursed the sum of \$10,775.00 paid by him against the principal plus the sum of \$317.67 representing a portion of the current year's taxes.
- (b) The Supervisor of Properties be instructed to resolve the encroachment problem by arranging with the owner of the abutting property to either remove the encroachment or enter into an appropriate encroachment agreement and the City Lot be placed on the market when this is done."

The City Manager RECOMMENDS that the foregoing recommendations of the Supervisor of Properties be approved.

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MANAGER'S REPORT, SEPTEMBER 9, 1977 (PROPERTIES: A9-3)

3. Rental Review - lease of portion of Heather Street south of S.W. Marine Drive

The Supervisor of Properties reports as follows:

"The property designated as Heather Street south of S.W. Marine Drive adjacent to Blocks C, D, Y, and Z, D.L. 319 and 324 and part of 323, is presently leased to Rayonier Canada (B.C.) Ltd. for access purposes to their properties on either side of Heather Street. The lease is for a term of ten years from the first day of February 1975, subject to six months notice of cancellation if the area is required for municipal purposes and subject also to a rental review every 2½ years.

Negotiations have now been finalized and Rayonier Canada (B.C.) Ltd. have agreed to a rental increase from \$6,750 per annum plus taxes to \$12,200 per annum plus taxes effective as of August 1, 1977.

Recommended that rental for the above site be increased to \$12,200 per annum plus all taxes as if levied for the period August 1st, 1977 to February 28th, 1980."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

4. Mortgage of Two Leases by City to R.E. Porter Ltd.

The Director of Legal Services reports as follows:

"City-owned Lots 2, 3 and 4, Block 123, District Lot 541, situate on the South-East corner of Granville and Pacific Streets, are currently under lease to R.E. Porter Ltd. until September 1, 1980 and thereafter from year-to-year.

Similarly Lots 7 and 8, Block 122, District Lot 541, situate on the East side of the 1400 Block Howe Street, are under lease to R.E. Porter Ltd. until May 1, 1980 and thereafter from year-to-year.

In both cases, the year-to-year arrangement is subject to cancellation upon six months' notice. Again in both cases the property is in use as a parking lot.

R.E. Porter Ltd. has now asked the City to consent to a mortgage of these leases because, in the course of arranging a mortgage for property which does not concern the City, the Mortgagee has requested a mortgage of these leases as additional security because the leases provide parking for the Porter-owned sites. The Supervisor of Property has no objections to these mortgages.

A similar request was approved by Council on May 18, 1976, so that the present request is in fact a Consent to a Second Mortgage of the leases.

It is therefore recommended that the City consent to a mortgage of these leases, such consent to be documented in a manner acceptable to the Director of Legal Services."

The City Manager RECOMMENDS that the recommendation of the Director of Legal Services be approved.

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MANAGER'S REPORT, SEPTEMBER 9, 1977 (PROPERTIES: A9-4)

5. Burrard Street Widening - 1804 West 4th Ave.,
Compensation to Lessee

The Supervisor of Properties reports as follows:

"City Council, on January 18, 1977, in considering a report of the Supervisor of Properties, approved for the widening of Burrard Street, acquisition of a portion of 1800 - 1804 West 4th Avenue and 2003 - 2005 Burrard Street, legally described as Lots 19 and 20, Block 247, District Lot 526, Plan 590.

This report noted that the City was obliged to pay cash compensation to two lessees for the breaking of their leases and these negotiations would be the subject of later reports.

City Council approved payment of compensation for the breaking of the lease to Tiffany Glass Centre Ltd. at 1800 - 1802 West 4th Avenue on May 10th, 1977.

Following negotiations, the remaining lessee, Allen Slade and Suzanne Slade who had operated Striders Sports at 1804 West 4th Avenue have agreed to accept the sum of \$8,500. in full compensation for the breaking of their lease. This settlement has been endorsed by the Director of Legal Services.

It is therefore recommended that the Supervisor of Properties be authorized to pay compensation to the lessee Allen Slade and Suzanne Slade on the foregoing basis, chargeable to Account Code 146/5921."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

6. Lease of Premises - West Point Grey Branch
Library

The Supervisor of Properties reports as follows:

"On January 13, 1977, the Standing Committee on Finance and Administration considered a brief by the West Point Grey Community Association and the Vancouver Public Library Board requesting funds for a Branch Library to be established in West Point Grey at 10th Avenue and Sasamat Street by way of a long-term lease. This site was in process of being developed with a new structure and the contractor was interested in the library being included in the development.

The Finance and Administration Committee favoured a Branch Library being established but felt more time was needed before making a commitment as review of the 1977 budget would not take place until April. Information was at hand that the contractor could only wait until the end of January, 1977 for a decision.

...../5

MANAGER'S REPORT, SEPTEMBER 9, 1977 (PROPERTIES: A9-5)

Clause #6 continued:

After further discussion it was recommended:

- (a) That consideration of the proposed Branch Library in West Point Grey be deferred pending the Mayor contacting the contractor to see if he will wait until April for a decision.
- (b) That in the event the contractor will not wait, the matter be brought back to the Finance Committee for further consideration.

On January 25, 1977, Council was advised by the Mayor that the contractor confirmed he would be prepared to grant the request for deferment.

On April 19, 1977, Council approved the 1977 Supplementary Capital Budget wherein the sum of \$152,000.00 was included for the West Point Grey Library. This amount was budgeted for equipment, books and staff costs for book preparation.

The proposed library leasehold comprises 5,100 square feet of a new reinforced concrete air conditioned structure with provision for roof parking. The balance of the structure will house a bank and four retail stores.

The developer controls the land under a 35 year lease from Home Oil Distributors Limited, and has agreed to completely finish the library premises to City requirements, including items such as carpeting, lighting, partitions, extra wash-rooms, counters and cupboards. This extraordinary work by the developer will allow the library to occupy the premises without capital expenditure in leasehold improvements.

Negotiations with the developer, Miland Distributors (Northern) Ltd., respecting the proposed accommodation have resulted in the company agreeing to a lease on the following terms:

TERM:	15 years
COMMENCEMENT:	January 1st, 1978
AREA OF LEASE:	5,100 square feet
RENTAL:	
1st 5 years	\$41,820.00 per annum (\$3,485.00 per month)
2nd 5 years	\$44,220.00 per annum (\$3,685.00 per month)
3rd 5 years	\$46,680.00 per annum (\$3,890.00 per month)

The foregoing increases in rental represent the City's pro rata share of the lessor's land rental which has built-in increments over the 15 year lease period.

The city, as lessee, is responsible for 36.4% of all costs respecting the general operating expenses for the whole premises including taxes, insurance, etc., but not including charges respecting any of the lessor's debt.

The foregoing rental arrangements have been negotiated by the Properties Office and are considered to be satisfactory and representative of the developer's costs including the provision by the developer of completely finished space for the library's occupation.

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MANAGER'S REPORT, SEPTEMBER 9, 1977 (PROPERTIES: A9-6)

Clause #6 continued:

Recommended that the Supervisor of Properties be authorized to enter into a lease with Miland Distributors (Northern) Ltd. for the subject premises for a period of 15 years effective January 1st, 1978, on the foregoing basis, subject to the terms being to the satisfaction of the Director of Legal Services and further,

That the Library Board report to Council on staffing and other operating budget requirements for approval in advance of the 1978 Revenue Budget."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

7. Cancellation of two existing leases with Bantam Holdings Ltd. (Holt Glass Ltd.)

The Supervisor of Properties reports as follows:

"City Council at its meeting on August 9, 1977, approved the acquisition of Lot F, Block 279, D.L. 526, also known as 2005 Cambie Street, from Bantam Holdings Ltd.

Also approved at this meeting was a lease-back agreement with Bantam Holdings Ltd. for five years beginning September 1, 1977 with the rental to be \$35,000 per year plus annual taxes.

Two adjoining portions of road were already on lease from the City and it is now desirable to cancel these existing agreements and bring these portions of road, along with Lot F, under one lease subject to the terms of the lease-back agreement as outlined in the report to City Council on August 9, 1977.

It is recommended that the two leases be cancelled and that these road portions outlined in the cancelled lease be included along with Lot F, Block 279, D.L. 526 under one lease on the foregoing basis and a lease agreement be drawn to the satisfaction of the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

8. Encroachment onto City-owned property south side of King Edward between Sophia and John Streets

The Supervisor of Properties reports as follows:

"Lots 4A, 5A, 6A, D.L. 631 and portion of 632, Plan 1338 located south side of King Edward between Sophia and John Streets, were reserved from sale to provide for lane and street needs. A lane area has now been established and as the City Engineer advises further widening of King Edward at that location is not being considered it is proposed to resubdivide and place the City lots on the market for sale.

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MANAGER'S REPORT, SEPTEMBER 9, 1977 (PROPERTIES: A9-7)

Clause #8 continued:

The Survey Department has advised that the building on privately-owned Lot 3A encroaches onto City-owned Lot 4A by approximately sixteen inches. The best method of resolving the problem is to sell a two foot strip to the owner of Lot 3A and to resubdivide the private City-owned lots. An eight foot sewer easement will be required on the westerly boundary of Lot 6A.

Negotiations with the owner of Lot 3A indicate that he is willing to purchase two feet of City-owned land on the following basis:-

1. Total purchase price \$2,000 inclusive of taxes and administration fee
2. Terms:
 - A. Deposit \$1.00
 - B. Balance of \$1,999 to be paid on or before November 1, 1977
3. The two foot strip from City-owned Lot 4A to be consolidated with Lot 3A, the City to provide the deed and plan of subdivision, any other documentation required to complete the transaction in the Land Registry Office to be the responsibility of the purchaser.

It is recommended that a two foot strip of City-owned land be sold to the owner of Lot 3A for \$2,000 on the terms mentioned above and that lots 3A to 6A inclusive, D.L. 631 and portion of 632 be resubdivided."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

9. Expropriation for Burrard Street Widening -
2065 Burrard Street

The Supervisor of Properties reports as follows:

"A portion, approximately 1645 sq.ft. of the property at 2065 Burrard Street, legally described as Lots 21 to 23 Block 247, District Lot 526, Plan 590 is required for the immediate widening of Burrard Street. This portion together with the north two feet for lane purposes, is shown outlined on City Surveyor's subdivision plan marginally numbered LE 4524.

The portion required for road and lane does not involve the single storey commercial building on this property currently leased by Color Your World Paint stores but does reduce the parking stalls from nine to seven as confirmed by the City Engineer.

In negotiations with the owners, Suburban Developments Limited (Orr's Stores), they have agreed to the City's offer for loss of land but not for the loss of parking stalls. It is noted that the parking stalls remaining after the proposed widening would be sufficient for the current use.

MANAGER'S REPORT, SEPTEMBER 9, 1977 (PROPERTIES: A9-8)

Clause #9 continued:

As compensation for the loss of parking stalls, the owners have asked that the City give them relief under the parking requirements of the Zoning and Development By-Law to take care of any conditional use. Alternatively, they ask the City to replace their loss of land by purchasing the adjoining locked-in commercial lot (2750 sq.ft.) on a straight exchange basis. The adjoining lot is improved with a small three room house, occupied by a 90-year old man, who is opposed to any acquisition of his property.

Under the circumstances and following consultation with the Director of Legal Services, it is proposed to proceed with the expropriation of that portion of Lots 21 to 23, Block 247, District Lot 526, Plan 590 as shown outlined on City Surveyor's Subdivision Plan marginally numbered LE 4524 required for the widening of Burrard Street and lane upgrading.

It is therefore recommended:

- A. That the offer of \$46,620. for that portion of Lots 21 to 23, Block 247, District Lot 526, Plan 590 required for the widening of Burrard Street and lane upgrading as shown outlined on City Surveyor's Subdivision Plan marginally numbered LE 4524 made to the owner through the office of the Supervisor of Properties on behalf of the City be confirmed as representing due compensation for the property.
- B. That since the City has failed to come to an agreement with the owner to acquire the said property for the sum offered, the said property be expropriated and that the resolution for that purpose submitted under "motions" be passed.
- C. That Mr. E.C.E. Todd be appointed as the City's nominee to the Board of Arbitration to be constituted to determine the amount payable to the owner by reason of said expropriation.

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 11

MANAGER'S REPORT

September 2, 1977

TO: Vancouver City Council

SUBJECT: Property Taxes in Phase 1, Area 6, False Creek

CLASSIFICATION: RECOMMENDATION

The False Creek Development Consultant reports as follows:

"The Problem"

Property taxes in False Creek, Area 6, Phase 1 are anticipated to be a problem for residents. For some of the enclaves, 1977 property taxes are significantly higher than the projections upon which initial rents were based. This is happening even though the property tax assessments on some of the properties were made on incomplete structures and not on the full value of completed structures. Residents and their sponsors worry that if the same level of assessment is carried through and also applied to completed structures, increased property taxes may increase rents to the point where residents are forced to move out, the desired income mix is not achieved, and the sponsors are in financial difficulty.

This increase of property taxes from earlier projections is due to a higher than expected assessed value being placed on the housing development in False Creek. This is a problem shared to a large extent by all new developments built since the assessment roll was frozen in 1974. When buildings are only partially complete at the time the assessment roll is closed as was the case in False Creek, Area 6, Phase 1, the buildings are assessed at cost in place. The completed units, non-profit rental projects or par-value co-operatives are assessed at cost in place, while limited dividend rental, market condominium and controlled leasehold condominium units are assessed on market rents or market sale prices.

The current practice by the Assessment Authority, applied to False Creek, Area 6, Phase 1 in 1977 was to discount the cost in place estimates by inflation factors to reduce the assessments to levels which are comparable to costs in 1973 (the values on which the 1974 assessment roll was based). It also happens that the cost of construction in Phase 1, Area 6 although within budgets approved by the senior governments was nevertheless quite high because of uniformly high quality amenities, underground parking and necessary piling. The combination of the "cost in place" formula and higher costs in Phase 1 resulted in assessed value being a higher proportion of market value than elsewhere in the City.

If the assessment roll were to remain frozen, there would also be some inconsistencies in the assessments of condominiums. In 1974, when the roll was frozen, procedures with respect to condominiums were being changed. The freezing of the roll meant that some condominiums are assessed on one basis and some on another. This problem of inconsistency will be remedied when the roll is unfrozen.

The Development Consultant raised the issue that condominiums in False Creek are assessed higher than single family homes. It is acknowledged that this is a further anomaly in condominium assessment as compared to single family residence assessment. Single family residences are land consumptive and a higher proportion of their market value is attributable to land than is the case with condominiums. At present the level at which residential land is assessed is much lower than the level at which residential improvements are assessed. This disparity between the level of land assessment and the improvement assessment is one which has arisen because of the rapidly increasing market value of residential land and the statutory limitations on assessment increases which have been in effect over the last several years.

-2-

This situation of condominiums vis-a-vis single family residences could be expected to change once the frozen roll is removed. The False Creek properties are in no worse position than condominiums elsewhere in this regard.

Bill 31 has now been passed in the Legislature and given Royal Assent but has not yet been proclaimed. When it is, it will unfreeze the roll and eliminate some of these inconsistencies. It is expected to be proclaimed in time for 1978.

Some of the non-market units are fully subsidized by the senior governments for property taxes, some are not, and none of the condominiums are, as follows:

<u>Sponsor</u>	<u>Number of Units Fully Subsidized for Property Taxes</u>	<u>Number of Units Not Subsidized for Property Taxes</u>
Netherlands Non-Profit Rental	7	101
Netherlands Senior Citizens	18	nil
False Creek Co-operative	17	153
Bertha O. Clarke Non-Profit Rental	46	nil
Kiwanis Senior Citizen	61	nil
Physically Handicapped	25	nil
Limited Dividend Rental	37	114
Controlled Leasehold Condominiums	nil	106
Market Condominiums	<u>nil</u>	<u>173</u>
	211	647

In summary, the property tax problem in False Creek, Area 6, Phase 1 is that 1977 property taxes are higher than estimates of such taxes which were made in 1975, by as much as \$40.00 per month for a 2 bedroom apartment. Since these 1977 taxes are based in many cases on incomplete structures, there is the fear that 1978 taxes will be even higher. This is causing concern in the non-market and market developments and is a factor causing potential renters and purchasers to avoid False Creek, and possibly to cause existing residents to move out, and to cause Sponsors to speak of bankruptcy.

Unfortunately it is not possible to say, at this time, what 1978 assessments and therefore property taxes will be. The buildings must be re-assessed as completed structures. Furthermore, the Province has passed the Bill 31 legislation which will change the basis of assessment for all properties in 1978 when proclaimed. In the late fall of 1977 it should be possible to know more. However, at this point it can only be said that 1978 assessments will change.

In the cases of the False Creek Co-operative, the Creek Village Building Co-operative and the Limited Dividend Rental projects as well as in some of the Market Condominiums, the problem is compounded because the sponsors have had to pay ground lease rents substantially prior to occupancy, contrary to original intentions.

Assessment Appeal

These higher than expected assessments in Phase 1, Area 6, False Creek were appealed to the Assessment Appeal Board by the sponsors at their expense in June. The decision of the Appeal Board is not expected until the Fall. If the appeal is fully successful, the assessments will be substantially reduced and the tax problem in False Creek will be alleviated. If the appeal is not successful, the non-market groups will have to seek some form of subsidy or raise their rents substantially (i.e. raise the income levels) to accommodate the higher costs.

Possible Solutions

The Development Consultant notes that Bill 31 if and when proclaimed would restore some equity, and suggests four possibilities for over-

coming the remaining problems and achieving the intended income mix:

1. Senior Government subsidies

As mentioned earlier, many of the non-market units in Phase 1 are being provided with some level of operating subsidy by the Federal and/or Provincial governments. One possibility is to extend these subsidies to cover the increase in property taxes. However, to date the senior governments have indicated that they do not intend to increase their subsidies to cover the projected increase in property taxes.

2. Successful Appeal of Assessments

The results of the appeal will likely not be known until the Fall. In the meantime, all sponsors have been required to pay the full indicated property taxes by July 5, 1977 in order to avoid penalties, and the sponsors are facing severe shortfalls.

3. City Subsidy-Reduce the Land Rent

The Development Consultant suggests that the City reduce the land rent for those developments in Phase 1 where the Federal/Provincial subsidies do not cover property taxes. The amount of subsidy would be the equivalent of the reduction of property taxes to comparable amounts elsewhere in the City, or alternatively, by the difference between the estimated and actual property taxes. The subsidy would be for 1977 with the provision that it could be extended into 1978 should Provincial legislation and appeal not provide a remedy to the problem.

The Director of Finance points out that the City land rentals in Phase 1 have been set so as to recover only the capital outlay made by the City to create the project. The annual debt charges alone for False Creek Phase 1 amount to about \$750,000 per annum. The rental revenues are difficult to accurately pin down at this point in time, due to options to prepay, other rental options and escalation clauses. However, an estimate of a normalized revenue for the first five years would be in the order of \$665,000 per annum. This suggests that False Creek, Area 6, Phase 1 could operate for the first five years with an annual cash shortfall of \$85,000. It is expected that this \$85,000 per annum cash shortfall will be covered by prepaid leases. However, reducing rentals further would make this problem worse. Accordingly, this source of funds could not, at present, be used to subsidize the property taxes.

Besides this cash flow problem, reducing the land rent changes the nature of the False Creek project from one where the City recovers only its capital outlay to one where there would be a net loss to the City from the development. By specifying that there must be an income mix in the development, the City has already written down its land value in Phase 1 by \$4,000,000 from its estimated full market value of \$12,000,000 and will only break even on the development. This is the cost to the City of a social mix in Area 6, Phase 1. If the proposal is made to abate land rent to provide relief on property taxes, the development would be in a deficit position.

4. City Subsidy-Use of Municipal Incentive Grants

The Development Consultant suggests that the municipal incentive grants for Phase 1 estimated at \$290,000 be used to reduce land lease rentals in an amount equivalent to the reduction of property taxes to comparable amounts elsewhere in the City, or alternatively the difference between the estimated and actual property taxes.

These funds could be dispersed over a two or three year period assuming the problem persists so that the greatest impact is felt in 1977 and the next greatest in 1978.

The Development Consultant points out that Council has already agreed that for Phase 2, the municipal incentive grant revenues be used to reduce costs for lower income, non-market residents.

The Director of Finance points out that with respect to the estimated \$290,000 total amount of the municipal incentive grants, the City has only received \$142,800 and with outstanding applications of \$74,800 for a total of \$217,600. It may be possible that the full amount of \$290,000 may be received when the remaining applications are submitted, but Council could only commit funds which have actually been received.

With respect to the proposed use of the MIG funds, the Director of Finance notes that a condition of receiving the Provincial portion is that the funds be used "to encourage and facilitate the production of housing". Council have passed a resolution to that effect. The Director of Finance is of the opinion that the subsidizing of existing housing may be a use of the funds contrary to the Provincial requirement and therefore the use as proposed by the Development Consultant would have to be specifically approved by the Provincial Government.

With respect to the suggestion that relief be given equivalent to the difference between property taxes in Phase 1 and property taxes for comparable property elsewhere in the City, the Director of Finance is of the opinion that this task is beyond the competency of City staff to undertake. This task traditionally lies with the Assessment Authority and they have already done this task within the constraints of their legislation. The lessees have appealed this determination and the appeal will be judged based on the facts involved. For City staff to go beyond and try to re-dress the inequities of the assessment roll for False Creek is to open up the issue of equity for all properties in the City. This task is beyond our capabilities.

Further Comments by the Director of Finance

There is a distinct problem in False Creek with the taxes being higher than anticipated. However, this problem should resolve itself with the appeal or in the future with the passage of Bill 31 and the consequential change that should take place as the structures are completed.

The City must be seen as an impartial taxing authority, and must, by law, use the assessments as determined by the B. C. Assessment Authority. The City cannot re-dress possible inequities in assessment and taxation in False Creek without raising the question of equity of taxation for all properties in Vancouver. It should also be recognized that if the City makes some attempt to subsidize the taxes in False Creek, that it would be subsidizing school, hospital and regional taxes as well as City taxes.

For many years the City has been active in subsidizing the capital cost of non-market housing in Vancouver through writing down the sale or lease value of City-owned land. However, the City's position has always been that operating subsidies are the responsibility of the senior governments, as being the only bodies with sufficient revenue resources to begin to handle the problem. For the City to now enter into the operative subsidy picture opens up the City to pressure in an immensely expensive area, completely beyond our resources and historically beyond our responsibilities.

Further Comments by the Development Consultant:

The points made by the Director of Finance are well taken. However, the problem is potentially explosive, and both sponsors and residents are finding that the rents and monthly costs are substantially higher than anticipated. Given time people can make adjustments particularly if incomes continue to rise, but relief is needed in the first year or two.

The City, when it originally embarked on this ambitious project, realized that there were certain costs associated with attempting to create something of the magnitude and social complexity of the False Creek Development. The costs and challenges were accepted, together with the opportunity to recover costs over the 60 year term of the ground leases.

Now 65% of all the units are occupied. A majority of these units are non-market. The increase in taxes alone could add as much as \$2,000 per annum to a resident's income to qualify.

At present it is impossible to assess the overall impact of the increase in cost to own/rent caused by the tax increase, but it will be significant and because of the nature of the increases, the residents will blame the City.

It is particularly important that everything possible be done in the formative years of the development to ensure the low income group be accommodated and integrated into the social character of False Creek. If this is not achieved in the first few years, it will be extremely difficult to achieve later because of the then established social "norms".

Furthermore, the City should look beyond the first 28 years and to the 60 year term of the ground leases when considering a return of its investment in False Creek.

Recommendations

The Director of Finance RECOMMENDS:

That the City Council not agree to providing an operative subsidy to either the market or non-market housing in False Creek.

The Development Consultant RECOMMENDS:

- A. That the Senior Governments be formally requested to increase their subsidies to those sponsor groups now receiving them to cover the projected increase in property taxes.
- B. That Council approve the use of the Municipal Incentive Grants for Phase 1, Area 6, False Creek to reduce costs in Phase 1 by amounts as may be necessary to achieve the equivalent of the estimated property taxes for Phase 1 in 1977 and 1978 adjusted for inflation, after giving consideration to the effects of Bill 31 and the results of the assessment appeal, for report by the Director of Finance and the Development Consultant to Council on a specific formula."

The City Manager agrees with the comments of the Director of Finance and supports his RECOMMENDATION.

He also RECOMMENDS approval of Recommendation A of the Development Consultant, but not of Recommendation B.

The City Manager further RECOMMENDS that the Development Consultant and Director of Finance be directed to prepare an analysis of the hardship caused by the unexpected taxes on Phase 1 residents once the results of the tax appeal and of Bill 31 are known.

I

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

AUGUST 25, 1977

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, August 25, 1977 at approximately 1:30 p.m.

PRESENT : Alderman Harcourt, Chairman
Alderman Brown
Alderman Gibson
Alderman Puil

ABSENT : Alderman Kennedy (Leave of Absence)

CLERK TO THE
COMMITTEE : M. L. Cross

RECOMMENDATION

1. Status Report of Major Development Permit Applications

Mr. G. Fox, Development Permit Group, reported verbally on the following development permit applications received for the period ending July 28, 1977:

- (a) DPA #78092 (Preliminary) - 825-31 Beach Ave. - alter, change use and add 3 additional floors to existing two-storey warehouse (food processing, packaging, warehouse and executive offices);
- (b) DPA #78078 - 1070 W. 7th Ave. - erect 8 unit four-storey apartment building, one level underground parking for 16 cars;
- (c) DPA #78165 - 1730 Pendrell St. - erect 60 unit four-storey apartment building - underground parking for 64 cars;
- (d) DPA #78176 - 1020 Hornby St. - erect 26 storey commercial and residential building, one retail, 1 restaurant, 17 office, 7 residential, with 2 levels underground parking - fsr 5.98;
- (e) DPA #78252 - 524 Nelson St. - construct one storey retail building;
- (f) DPA #78253 (Preliminary) - 1117 Hornby St. - alter and use existing residential hotel as restaurant (basement and main) and offices (2nd-4th);
- (g) DPA #78255 (Preliminary) - 1470 West Broadway - construct 6 storey retail/office building - fsr 3.0;

cont'd.....

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 Standing Committee of Council
 on Planning and Development
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Clause #1 continued:

- (h) DPA #78282 - Champlain Heights, Enclave 18 - construct 66 dwelling unit townhouse development - height two storeys - (La Petite Maison Housing Co-op);
- (i) DPA #78333 - 958 Bute St. - add 3 storey 21 dwelling unit addition to existing apartment building.

The Committee agreed that a progress report should be presented each month on any discussions with respect to the processing of the development permit application for 1020 Hornby Street.

RECOMMENDED

THAT the verbal monthly status report of major development permit applications be received.

2. Monthly Status of Rezoning Applications

The Committee considered a memorandum dated August 16, 1977 from the Zoning Planner forwarding the monthly status of rezoning applications as of July 31, 1977 (on file in the City Clerk's office).

The Committee requested further information on the status of the area study being undertaken by Mr. R. C. Mann for the Shaughnessy Heights Property Owners Association. Mr. R. Scobie agreed to report verbally at the time the next status report is before the Committee.

RECOMMENDED

THAT the monthly status report of rezoning applications be received.

3. (A) Three L.I.P. Funded Programs in the Planning Department

The Committee considered a report dated August 8, 1977 (on file in the City Clerk's office) which the City Manager submitted for Information. In the report, the Director of Planning provides an outline of the work undertaken in the following three studies, funded through the Local Initiatives Program:

- Central Area Pedestrian Study
- West End Physical and Community Survey
- The Aquatic Community Project

cont'd.....

Clause #3 (A) continued:

Mr. M. Kemble, Central Area Division, advised that a written report on the Pedestrian Study is available in the Planning Department for interested persons. Some of the conclusions of the study will emerge through other studies and reports i.e., "The Central Area Pedestrian Weather Protection Report" which will be presented to the Committee shortly.

Ms. B. Howard, Central Area Division, stated that the West End Physical and Community Survey is two studies - The Physical Survey has produced up-to-date information on buildings and some aspects of site development throughout the West End. The information is incomplete for 8 or 9 of the 100 City blocks in the West End and will be completed in-house later in the year. The Community Survey has produced information that will be useful in establishing policies and guidelines for development in the West End. Ms. Howard stated that the information in these two studies is intended for in-house use but could be made available to interested persons.

Mr. D. Hickley, Associate Director, Central Area Division, advises that a technical report on the Aquatic Community Study has been produced as well as a Summary Report (previously circulated - on file in the City Clerk's office). Several City departments have provided useful input into the study and their notes have been incorporated. Further inter-departmental review is necessary before any recommendations are brought forward. Due to a time constraint on the funding program some issues have not been resolved i.e., the jurisdictional problem. Copies of the report were circulated to those who had expressed interest and to jurisdictional authorities who have a specific interest in the subject. Comments are anticipated and in approximately three months a further report will be prepared recommending either implementation of the proposals or further study.

RECOMMENDED

THAT the report of the City Manager dated August 8, 1977 and "The Aquatic Community" Summary Report dated July, 1977 be received for information.

3. (B) Paper on Floating Homes

The Greater Vancouver Floating Homes Co-operative submitted a brief dated August 19, 1977 (on file in the City Clerk's office) requesting the Committee to consider procedure whereby up to ten floating homes could be accommodated in the proposed marina at the foot of Spruce Street in Area 6, False Creek.

cont'd.....

Clause #3 (B) continued:

Mr. R. Fention presented drawings of various floating homes and a model of the marina indicating that the floating homes could be placed anywhere in the marina. He stated the matter of design is controlled through the normal development permit process.

Mr. E. D. Sutcliffe stated that the Development Group was in favour of allowing ten floating homes in the marina. There would be controls on the development i.e., an amendment would have to be made to the Official Development Plan for False Creek requiring a Public Hearing. If the amendment was approved the development permit process, through the Development Permit Board, would control design and other technical requirements.

Mr. W. Curtis, City Engineer, advises that the technical problems of floating homes could be resolved, but not easily. The more difficult problems would be administrative and jurisdictional ones.

Mr. F. Bowers, City Manager, stated that the crux of the problem was design and the residents' acceptability of floating homes. Council has decided that there will be no residences over the seawall. There would have to be a decision whether to allow elegant townhouses on the water. The question of jurisdiction has not been resolved with the National Harbours Board.

The Committee agreed that the Director of Planning should report back as soon as possible as to whether or not the matter should be referred to Public Hearing.

RECOMMENDED

- A. THAT the brief from the Greater Vancouver Floating Homes Co-operative dated August 19, 1977 be received.
- B. THAT the Director of Planning report back to the Committee as soon as possible on the question of preparing an amendment to the Official Development Plan for False Creek to allow floating homes, such amendment to be referred to Public Hearing.

4. City-owned land in the Camosun Bog Area

The Committee considered a report of the City Manager dated July 27, 1977 (copy circulated) in which the Supervisor of Properties responds to the following Park Board resolution of September 13, 1976.

'That the Board recommends (to Council) that all City-owned lands west of Crown Street and north of

cont'd.....

Clause #4 continued:

King Edward Avenue other than the eight lots that will be marketed in Blocks 42 and 43, District Lot 139, including all street and lane allowances north of King Edward Avenue and west of Crown Street not needed to serve residences be turned over to the Provincial Government to add to the Frank Buck Memorial Park for a permanent public park on the condition that the Provincial Government similarly add Provincial land Block 41 to the Frank Buck Memorial Park, all the foregoing park lands for the purpose of establishing a centre for conservation and nature education for public use and enjoyment of the Camosun Bog area without prejudice to the ultimate jurisdiction of the park whether it be Provincial, Regional or City.'

In the report the Supervisor of Properties advises that discussions have been held between Park Board staff, the Planning and Engineering Departments, and the Properties Division with respect to the inclusion of the Park reserve within the Frank Buck Memorial Park as suggested by the Provincial Government. It is the consensus that there could be no objection to the concept of the development of the City's Park reserve with the Provincial Land for the preservation of the ecology. However, there remains the matter of:

- A. The question of whether or not the eleven lots (numbered 9 to 19 on Addendum C, of the City Manager's Report) should be marketed or included within the park boundaries.

If Council determines the lots should be marketed, then your officials unanimously recommend that lots on the south side of 21st Avenue immediately adjacent to the three privately-owned lots, as shown on Addendum D, of the City Manager's Report, be sold rather than the creation of eleven new lots fronting Crown Street.

- B. The matter of relinquishing the ownership of the streets and lanes.

Two alternatives are submitted for consideration:

- (i) retention of ownership of the streets and lanes within the park boundaries, with a long term lease to the Government for park purposes; (City Engineer's recommendation)
- (ii) closure of the streets and lanes within the park boundaries for conveyance to the Government with the abutting park reserve lands.

These two items were submitted for the consideration of the Committee.

The City Manager endorsed a recommendation of the officials that the City advise the Provincial Government it is in favour of the incorporation of the City's reserved park site as

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Clause #4 continued:

approved this day into the Frank Buck Memorial Park on the condition that the Provincially-owned lands in Block 41, District Lot 139, are also incorporated within the Frank Buck Memorial Park.

The Committee felt that the Provincial Government should be approached as to its intentions for the University Endowment Lands. The Chairman requested that Aldermen Brown and Puil contact Provincial Government officials advising them of the City's proposal and requesting them to provide information as to their intentions for the University Endowment Lands.

RECOMMENDED

- A. THAT the ten lots on the south side of 21st Avenue immediately adjacent to the three privately-owned lots (designated as Lots 9 to 18 on Addendum D of the City Manager's Report dated July 27, 1977 be marketed) .
- B. THAT the City retain ownership of the streets and lanes within the park boundaries with a long term lease to the Provincial Government for park purposes.
- C. THAT the Provincial Government be advised the City is in favour of incorporating its reserved park site, as approved this day, to the Frank Buck Memorial Park on the condition that the Provincially-owned lands in Block 41, District Lot 139 are also incorporated within the Frank Buck Memorial Park.

5. Zoning for the Kitsilano Conversion Areas

Committee considered a report of the City Manager dated August 18, 1977 (copy circulated), in which the Director of Planning makes recommendations on the amendments to the Zoning and Development By-law which are necessary to implement the land use policies contained in the Kitsilano Conversion Area Plans.

With respect to Conversion Area 4 the Committee noted that a report of the City Manager dated June 23, 1977 on Point Grey Road properties was to be circulated to organizations and interested individuals for comment and reconsideration in the Fall. The Director of Planning is also to report back in the Fall on specific proposals aimed at maintaining Point Grey Road property values at a level. That would enable the City to carry out its long range aquisition policy. In view of this the Committee agreed that there should be no rezoning of the north side of Point Grey Road from Balsam to Alma.

cont'd.....

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Clause #5 continued:

RECOMMENDED

THAT the Director of Planning be instructed to apply to rezone the Kitsilano Conversion Areas and adjacent apartment commercial areas; with the exception of the properties on the north side of Point Grey Road between Balsam and Alma Streets; to District Schedules not substantially different than the Appendices to the City Manager's Report dated August 18, 1977, and that the application be referred direct to Public Hearing.

The meeting adjourned at 3 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 12

REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

II

AUGUST 25, 1977

A meeting of the Standing Committee of Council on Community Services was held on Thursday, August 25, 1977, in Committee Room No. 2, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Bellamy
Alderman Ford
Alderman Gerard

ABSENT: Alderman Marzari

COMMITTEE CLERK: H. Dickson

RECOMMENDATION

1. Insurance on Contents of Frame Rooming Houses

The Community Services Committee, at its meeting on June 30, 1977, heard a complaint from Mr. Julius Dietz that he was unable to obtain insurance for his possessions in a City-owned frame rooming house, and the Committee requested the Director of Finance to report further on whether insurance companies are providing adequate insurance on the contents of City-owned frame rooming houses.

The Committee, on June 30, 1977, also recommended Council write the Provincial Superintendent of Insurance on this matter requesting an investigation by the Superintendent and report in writing to the Community Services Committee as soon as possible.

The Committee had before it for consideration this date a City Manager's report dated July 25, 1977 (copy circulated) in which the Director of Finance provided additional information on the matter of insurance on the contents of frame rooming houses. It was noted in the report that the letter to the Superintendent of Insurance was withheld until the Committee had further considered this report.

The complainant, Mr. J. Dietz, and the Director of Finance appeared before the Committee on this matter and during discussion, it was noted from the report that the primary problem is that insurance companies will not write theft and burglary insurance on contents in rooming houses, but some are prepared to write fire insurance.

In order to determine the scope of the problem, the Properties Division had circulated questionnaires to many tenants in City-owned buildings and at the time of writing the Manager's report, 140 questionnaires had been distributed and 66 returned.

It was pointed out there is not a great deal of interest by persons living in frame rooming houses in acquiring insurance but that the matter is a broad question not unique to Vancouver City alone.

During discussion, the Committee was reminded by the Chairman that in the past, insurance companies were required by the Province to provide automobile insurance for all motorists regardless of the risk; that high risk drivers were therefore insured by private companies.

Continued

Clause No. 1 Continued

The Committee felt that a similar approach could be used to provide insurance on contents of frame rooming houses; that insurance companies should be required to assume any higher risks involved in insuring contents of frame rooming houses.

Following discussion, it was

RECOMMENDED

- A. THAT Council provide the Superintendent of Insurance with the information contained in the City Manager's report dated July 25, 1977, along with the considerations of the Committee and request the Superintendent of Insurance to more thoroughly investigate the scope of the problem and what potential solutions might exist, perhaps through I.C.B.C. and that the Superintendent of Insurance be requested to report in writing to the Community Services Committee on this matter in one month.
 - B. THAT Council request the Provincial Government to enact legislation making it mandatory for insurance companies to provide insurance on the contents of frame rooming houses.
2. Liquor Licenses - Vancouver East Cultural Centre, City Stage, York Theatre, David Y. H. Lui Theatre and Vancouver Jazz Society

The Committee had before it for consideration a City Manager's report dated July 28, 1977 (copy circulated) in which the Director of Social Planning reported on requests from a number of theatre operators for liquor licenses.

In the report, the Director of Social Planning, based on discussions with the General Manager of the Liquor Control and Licensing Branch, recommended approval of five guidelines which, if adopted, would permit licensing of civic sponsored and funded theatres.

The Director of Social Planning also recommended that the City recommend three of the theatres be licensed by the Liquor Control and Licensing Branch.

During discussion, the Committee noted that under the proposed guidelines, two of the applicants would not conform as they are private theatres.

It was the feeling of the Committee that it could not recommend special treatment for civic sponsored and funded theatres while ignoring the private theatres.

A representative of the Director of Social Planning explained that the Social Planning Department favoured licensing of the two private theatres (David Y. H. Lui Theatre and Vancouver Jazz Theatre); however, present Liquor Act Regulations do not permit liquor licenses for private theatres.

It was noted during discussion that in any recommendation that certain theatres be licensed, the motion need not specify that the premises be subject to the Medical Health Officer's concurrence; that this is automatically done by City Health Inspectors.

Clause No. 2 Continued

Following discussion, it was

RECOMMENDED

- A. THAT the following guidelines, for the licensing of theatres in the City, be adopted:
- (a) That a license may be issued to a civic sponsored and funded theatre which is in operation for at least six months prior to application.
 - (b) That only legitimate live performance spaces with seating for more than 100 people be considered.
 - (c) That prior to Council's consideration of a request for a liquor license, the applicant receive the approval of the Director of Social Planning who must validate the applicant's suitability.
 - (d) That approved applicants agree that licenses are valid for evenings only, one hour before each performance, during intermission (each of 15 minutes duration). That there be no post-show bar services with the exception of a theatre which, because of its special facilities and programs (such as the Vancouver East Cultural Centre), may apply for a club license. In this case, the bar will still be closed to patrons and only members and guests may be served.
 - (e) That licenses be for wine, beer and liquor and subject to all Liquor Control & Licensing Branch regulations with regard to price, etc. and that the facility conform to the Fire, Police and Health Departments' standards. The bar will operate in a similar manner as bars in civic theatres, such as the Queen Elizabeth and The Orpheum.
- B. THAT the following be recommended to the Liquor Control & Licensing Branch as City-approved candidates for liquor licenses in accordance with the foregoing guidelines:
- Vancouver East Cultural Centre (for a club license)
 - City Stage (civic theatre license)
 - York Theatre (civic theatre license)
- C. THAT Council request that the Provincial Liquor Act be amended to permit the licensing of private theatres in the City of Vancouver.

3. Fire By-law Enforcement - Seven "Core Area" Hotels

The Community Services Committee, on May 19, 1977, took action on a City Manager's report in which the Fire Chief reported on delays by the owners of seven downtown area buildings in complying with the City Fire By-law. The Committee, at that date, set time limits by which the owners of these hotels were required to make certain steps towards compliance.

Continued

Clause No. 3 Continued

The Committee had before it for consideration this date, a City Manager's report dated August 11, 1977 (copy circulated) in which the Fire Chief provided information on the action taken by the various owners to comply with the Committee's May 19, 1977 instructions.

Copies of the City Manager's report had been forwarded by the City Clerk to the owners of these buildings who were invited to attend the meeting.

Fire Warden Lieut. Fox appeared before the Committee, and in response to questions, advised that the owners of all seven buildings are making definite progress towards compliance; that the Fire Department is satisfied with the progress; and that one hotel, the Devonshire Hotel, now complies with the Fire By-law requirements.

Lieut. Fox, in response to the Committee, advised that since the writing of the report, additional progress had been made by the owner of the Burns Block at 18 West Hastings Street; that actual installation work for a sprinkler system has started at this building since the report was written.

Following brief discussion, it was

RECOMMENDED

THAT the City Manager's report dated August 11, 1977, on Fire By-law Enforcement - Seven "Core Area" Hotels, be received.

4. Ferrara Court

The Community Services Committee, at its meeting on February 24, 1977, after considering a letter from the Downtown Eastside Residents' Association regarding increased rents at Ferrara Court resulting from renovations to the building, asked the Provincial Government to provide rent subsidies to welfare recipients and persons on Mincome and Old Age pensions.

The Committee had before it for information this date a memorandum dated August 17, 1977 (copy circulated) from Social Planner Stuart Adams on subsidies to Ferrara Court tenants. Attached to the memorandum was a copy of a letter from the Provincial Minister of Municipal Affairs and Housing on the matter.

It was noted by the Committee that the Ministry of Human Resources has not formally agreed that Section 44(1)(a) subsidies will be exempted from the normal requirement that additional income be deducted from G.A.I.N. allowances.

A spokesman from the Downtown Eastside Residents' Association advised the Committee there are six tenants at Ferrara Court who would qualify for Section 44(1)(a) subsidies.

Following discussion, it was

RECOMMENDED

THAT the City write the Department of Human Resources requesting that tenants receiving Section 44(1)(a) rent subsidies be exempted from the requirement that this additional income be deducted from G.A.I.N. allowances.

Continued

5. Complaint re Condition of Residential Accommodation -
 1749 East 7th Avenue

Mr. Shane Lord of the Downtown Eastside Residents' Association appeared before the Committee at the request of the Chairman and read to the Committee a brief listing a number of problems encountered by a tenant living at 1749 East 7th Avenue.

The brief reported problems with Hydro service being discontinued, oil for the stove not being supplied by the owner and a consequent lack of hot water, and delays by the owner in replacing a hot water tank.

The brief advised that the building is in receivership and that the firm of Rose Gale & Company has taken over possession as receiver.

The Committee agreed it should deal directly with this firm; and that the company should be told to conform, as soon as possible, with City by-laws.

During discussion, the Committee requested the Director of Permits & Licenses to discuss this matter with Senior City Health Inspectors and ask the Health Inspectors to investigate the situation immediately.

The Committee also requested that the City write immediately to Rose Gale & Company requesting that it take action to conform with City regulations and have a hot water tank functioning properly at 1749 East 7th Avenue within one week.

The Director of Permits & Licenses and the Committee Clerk gave an undertaking to the Committee that they would attend to these requests.

6. Noise Complaint re Hare Krishna Temple

Committee Member Alderman Gerard advised the Committee she was in receipt of a complaint from a resident in the neighbourhood of the Hare Krishna Temple near 17th Avenue and Burrard. The complaint was that the occupants of the Temple are disturbing the peace of the neighbourhood by ringing bells as early as 5:00 A.M. and throughout the day on Sundays.

Following brief discussion, it was

RECOMMENDED

THAT the Medical Health Officer be requested to investigate the complaint of noise at the Hare Krishna Temple and that charges be laid, if necessary.

7. Shopping Hours

The Committee had before it for consideration a City Manager's report dated August 8, 1977 (copy circulated) prepared in response to a petition from 35 merchants in the 900 to 1200 blocks of Robson Street who requested permission to remain open for business beyond 6:00 P.M. on Monday, Tuesday, Wednesday and Saturday.

Copies of the report had been forwarded to the petitioners and also to the Barbers Association of B.C., Gastown Merchants Association, Greater Downtown Business Association - Robson Division and to representatives of the Japanese Tourists Businessmen's Association, London Drugs and United Cigar Stores.

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Clause No. 7

Appearing before the Committee on this matter were the Director of Permits & Licenses, a number of City businessmen and their representatives.

In the City Manager's report, the Director of Permits and Licenses indicated the Shops Closing By-law should be amended to reflect economic changes which have occurred in recent years.

The City Manager submitted for consideration the matter of the continuation of the existing Shops Closing By-law, the possibility of exempting certain areas of the City by Charter Amendment and the degree of enforcement of the by-law and the possible hiring of additional part-time inspectors at a cost of up to \$15,000.00 per annum.

Solicitor, Mr. J. Baker, appearing for the Japanese Tourists Businessmen's Association, presented the Committee with a brief dated August 24, 1977 (copy circulated) in which he advised that the Association he represents feels the economy of the City would benefit by a repeal of the Shops Closing By-law or, alternatively, an amendment to the By-law and to the City Charter which would permit his clients to remain open.

Solicitor, Mr. D. Rae appeared on behalf of United Cigar Stores and Picadilly Place and presented a brief dated August 24, 1977 (copy circulated) in which he advised that eight of his clients' business outlets are located in or near hotels and their customers are largely guests who are residing in each particular hotel.

Speaking to his brief, Mr. Rae requested that these eight locations be exempted from the Shops Closing By-law.

A merchant suggested to the Committee that the current by-law is antiquated and inconsistent and inquired why the sale of records is permitted after certain hours. He also pointed out sale of men's clothing is prohibited after certain hours but not women's clothing and suggested there should not be special treatment for Gastown merchants simply because of the Gastown area's historic status.

The President of the Gastown Merchants Association advised that shops in Gastown are open because tourists have demanded they be open and added that Gastown is a unique area and therefore should continue to be treated as such.

The operator of a small business on Robson Street suggested there should be consistency for all types of stores throughout the City.

A spokesman for the Robson Street petitioners advised the Committee small shops do not compete with bigger businesses and that his group does not mind if the larger stores, such as Eaton's and The Bay, are permitted to remain open longer hours. He stated the Robson Street petitioners want extended hours during the summer months only.

During discussion by the Committee, the Chairman pointed out that the Shops Closing By-law affects the hours of work for a large number of people, and that prior to considering a change in the by-law, a full hearing should be held.

It was stated there is only a certain amount of retail business conducted in the City and the question is how long a time period this business is going to be spread over.

Continued

Report to Council
 Standing Committee of Council on Community Services
 August 25, 1977

(II-7)

Clause No. 7 Continued

The Chairman inquired whether the existing by-law could be amended to accommodate the request of the representative of United Cigar Stores. The Director of Permits & Licenses replied the by-law could be amended but that this would not relieve the City from the difficulties it now faces in enforcing the by-law (enforcement is carried out on a complaint only basis).

The Committee was in general agreement that a full hearing should be held and that prior to any such hearing, there should be a further report from the Director of Permits & Licenses on the inconsistencies in the present by-law and on the submissions and comments made on the subject at today's meeting. The Chairman recognized that preparation of such a report might take considerable time.

Following discussion, it was

RECOMMENDED

- A. THAT the Director of Legal Services prepare the following amendments to the Shops Closing By-law to reflect economic changes which have occurred pertaining to the following items:
 - i) Amend Section 2(8) and 4(1) to increase the allowable selling price for electrical appliances and photographic equipment from \$10.00 to \$40.00.
 - ii) Amend Section 4(1) to indicate that hardware items up to a selling price of \$75.00 and watches up to a selling price of \$40.00 may be sold.
- B. THAT the existing Shops Closing By-law, with the foregoing minor amendments, be continued.
- C. THAT the Director of Permits & Licenses prepare a detailed report outlining anomalies in the Shops Closing By-law and commenting on the proposals and suggestions considered this date by the Community Services Committee.

During discussion of Clause 7, Alderman Bellamy left the meeting.

RECOMMENDATION AND CONSIDERATION

8. Civic Grant Requests for Social Services - Summer Quarter

The Committee had before it for consideration a City Manager's report dated August 11, 1977 (copy circulated) in which the Director of Social Planning reported on fourteen grant requests totalling
 * \$121,358.00 and recommended grants to ten organizations totalling
 * \$61,365.00.

Continued

(*Amended figures as reported verbally by Social Planning to the Community Services Committee.)

Clause No. 8 Continued

Net cost to the City, if the Director of Social Planning's recommendations were approved, would be \$37,161.00 after approved Canada Assistance Plan recovery, or \$34,850.00, if all C.A.P. applications are approved.

Representatives of the Social Planning Department reviewed the fourteen applications individually and elaborated on the Department's recommendations for each application.

During consideration of Family Services of Greater Vancouver's grant request of \$13,314.00, a member of the Committee advised that the Vancouver Resources Board and/or the Grandview-Woodland Area Community Resources Board may have some funds available to contribute toward the service.

The Committee agreed that Social Planning should discuss funding of Family Services of Greater Vancouver with the Grandview-Woodland Community Resources Board.

The Committee noted that Vancouver City Council, at its meeting on April 5, 1977, deferred a motion that \$3,450.00 be granted to Catholic Community Services (The Door Is Open) pending the outcome of a further appeal by Catholic Community Services to the Vancouver Resources Board and/or the Department of Human Resources. The Vancouver Resources Board has withdrawn its funding for 1977 to this organization and the Catholic Community Services re-applied to the City with a new grant application of \$12,000.00, but the Director of Social Planning recommended that no grant be made on the new application.

Therefore, the deferred motion from Council's meeting of April 5, 1977, is before Council at this time.

Following discussion, it was

RECOMMENDED

- A. THAT Council approve nine civic grants for Social Services in the amount of \$49,715.00 as follows:

Canadian Wheelchair Sport Association, B.C. Division	\$ 3,795.00
Social Planning and Review Council of B.C.	6,360.00
The Kettle Friendship Society	11,841.00
Cedar Cottage Neighbourhood Services (Portuguese Worker)	8,435.00
Rape Relief	4,122.00
ASK Friendship Centre	4,937.00
Vancouver Life Skills	7,125.00
Lower Mainland Stroke Association	500.00
South Hill Sports Association	2,600.00

subject to any terms or conditions set out by the Director of Social Planning in Appendix "A" of the City Manager's report dated August 11, 1977.

Continued

Report to Council
 Standing Committee of Council on Community Services
 August 25, 1977

(II-9)

Clause No. 8 Continued

The Committee took no action on the following grant applications:

B. C. Federation of Women	
(Transition House Conference)	\$ 3,370.00
Burnaby Halfway Lodge Society	10,000.00
Catholic Community Services	
(The Door Is Open)	12,000.00
Family Place	4,000.00

- B. THAT the Director of Social Planning prepare for the City Council meeting of September 13, 1977, a supplementary report on the application of Family Services of Greater Vancouver for a civic grant.

Submitted for CONSIDERATION is the recommendation of the Director of Social Planning that \$11,650.00 be granted to Family Services of Greater Vancouver (see Page 2, Appendix "A" of the City Manager's report dated August 11, 1977).

The meeting adjourned at approximately 3:35 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 12 TC 14



REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

AUGUST 25, 1977

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 3 Committee Room, Third Floor, City Hall on Thursday, August 25, 1977, at approximately 3:30 p.m.

PRESENT: Alderman Brown, Chairman
Alderman Gerard
Alderman Gibson
Alderman Puil

ABSENT : Mayor Volrich
Alderman Marzari

CLERK : G. Barden

CONSIDERATION

1. Maintenance Cost for Special Street Lighting
in Gastown

On June 16, 1977 the Finance Committee, when considering a Manager's Report dated May 17, 1977 (on file in the City Clerk's Office) on this matter, recommended that alternative methods of street lighting be examined to come up with a less costly decorative lighting that would meet the City's safety requirements for lighting. The Committee considered a Manager's Report dated July 21, 1977 (copy circulated) wherein the City Engineer reported that several alternative systems were examined but none could meet both requirements of being less costly and the Gastown Historic Area Planning Committee's wishes to maintain the same nine-ball fixtures similar to those on Water Street.

The City Engineer reported that mercury vapour lamps could be used in lieu of incandescent. The installation costs for the mercury vapour lamps would be increased from \$216,800 to \$256,000 but the energy saving and longer life of lamps would reduce the operating costs by 40%. It was pointed out, however, that the operating costs will still be four times the cost for standard lights and Council direction is necessary for the extra on-going maintenance and energy costs of the special lighting.

The City Engineer noted that special lighting costs are generally paid by abutting property owners. Beautification schemes have been the exceptions with 2/3 paid by property owners and 1/3 by the City. On two schemes the City paid all the costs, however, there are no beautification funds. The Gastown Historic Area Planning Committee felt that the property owners would pay for the cost of installing mercury vapour lamps if the City would pay the on-going maintenance costs.

On May 17, 1977 the following three basic alternatives were submitted to the Committee for consideration:

- (a) Paid by the City at large.
- (b) Shared equally between the City and the assessed owners, or
- (c) Paid by the assessed owners abutting the projects.

cont'd.....

Standing Committee of Council
on Finance and Administration
August 25, 1977

(III-2)

Clause No. 1 continued:

The three alternatives were resubmitted to the Committee for consideration based on a total project cost of \$256,000 for installation of mercury vapour lights.

During discussion by the Committee the view was expressed that the City should pick up on-going maintenance costs to give continuity to the beautification of the area. Alternatively, the view was expressed that the merchants in the area would be the ones to benefit from the project and they should pay the on-going maintenance costs. Following further discussion a motion was put which resulted in a tie vote and is therefore submitted to Council for CONSIDERATION.

THAT the on-going maintenance costs be borne by the City at large provided abutting property owners pay installation costs for mercury vapour lamps.

RECOMMENDATION

2. 'Quarterly Review' and 'Urban Reader'

The Committee considered a Manager's Report dated August 17, 1977 (copy circulated) wherein the Director of Planning and Director of Social Planning reported that a notification of the availability of the 'Quarterly Review' and 'Urban Reader' was included in the brochure mailed out with the property tax bills in May 1977. Council requested a report back on a number of requests received for copies. In September 1977, a decision on whether or not the booklets would be distributed free of charge to be made at that time.

Results were reported by the Director of Planning and Director of Social Planning as follows with the recommendation that the two booklets continue to be made available free of charge:

"'Quarterly Review'

There were 938 persons outside City Hall on the mailing list for the 'Quarterly Review' in April 1977, prior to the tax notice being distributed. By the end of July 1977, there were 1,114 persons on the mailing list, an increase of 176. However, only 20 of the persons requesting to be put on the mailing list or requesting a sample copy could be identified as responding to the tax notice. The Department normally receives in excess of 100 new requests to be put on the mailing list between issues so it appears that only a very minimal increase in subscribers, probably less than 50, has resulted from the tax brochure (even though 135,000 brochures were distributed).

The current cost of printing and mailing copies of the 'Quarterly Review' to subscribers averages about 35¢ an issue. Since the number of additional requests for the 'Quarterly Review' has not been significantly affected by the tax notice, no additional budget for printing and distributing the 'Review' is required. "

"'Urban Reader'

There were 5,997 copies of the 'Urban Reader' mailed out in April 1977, compared with 6,322 copies in July, a growth of about 100 per month. 'Urban Reader' staff have no evidence of subscriptions received from people who saw the magazine mentioned in the tax notice. As usual, most subscriptions came in on 'Urban Reader' coupons, and there is no means of comparing growth in local distribution. "

cont'd.....

Standing Committee of Council
on Finance and Administration
August 25, 1977

(III-3)

Clause No. 2 continued:

Following discussion it was

RECOMMENDED

THAT the booklets be made available free of charge on the condition that for both magazines the subscriber lists are culled annually by requiring a response from readers for continuing their subscription.

3. Britannia Community Services Centre Society - Staffing

The Committee considered a Manager's Report dated August 17, 1977 (copy circulated), a report from the Administrative Analyst dated August 17, 1977 and a brief from the Britannia Community Services Centre Society dated May 12, 1977 (both previously circulated with the agenda and now on file in the City Clerk's Office) on the Society's request for funding for additional staffing at an annual recurring cost of \$61,250 as follows:

Part-time Cashiers - Rink and Pool	\$ 5,020
Cashiers - Raquetball	5,000
Vacation Relief	1,920
Sick Relief	1,080
Statutory Holiday coverage (over-time)	3,220
Permanent Accounting Clerk	11,250
Continuation of part-time "Host Staff"	9,750
Part-time Telephone Operators	2,180
Permanent Clerk Stenographer II (2)	21,830
TOTAL	\$ 61,250

The Society also distributed a further report at the meeting commenting on the Manager's and the Administrative Analyst's reports stating their two over-riding concerns in the reports are:

1. The decision-making options presented to you do not include the Society's complete submission to the City of May 10th;
2. Adoption of either option "a" or option "b" of the City Manager would result in a net reduction of services to the Strathcona and Grandview-Woodland communities amounting to closure of the Centre for at least two days a week.

The Administrative Analyst advised that the balance of their submission relates to employees of the Park Board and will be reported on through the Superintendent of Parks at a future meeting. In reviewing the Society's operation the Administrative Analyst noted that while the work load is high in some areas (secretarial and accounting) it is quite low in others (pool cashier and activity coordinator). He further observed that the level of services being provided in the reception/telephone answering function is extremely high and recommended a reduction as part of a general realignment of office workload.

The Committee discussed the requested staffing increase and noted it would constitute a 34% increase in the level of service at the Centre. Although Britannia has a slightly different concept from a community centre, costs for services provided are already

cont'd.....

Standing Committee of Council
on Finance and Administration
August 25, 1977

(III-4)

Clause No. 3 continued:

double the cost of services provided at community centres. The Committee was sympathetic with the Society's request but because of limited resources felt that only additional expenditures required to maintain the level of services now provided should be approved.

The City Manager suggested that the Committee consider the whole process of establishing and reviewing details of the budget for operation of the centre. The present system results in continued arguments before the Committee over budget details with little control over the level of services. He suggested that the Committee might renegotiate the agreement with the Society on lines similar to those of the agreement with the Museums and Planetarium Association to provide them with a lump sum budget with an annual escalation clause and with reasonable autonomy of operation within that budget.

The Director of Finance was opposed to renegotiating the agreement and felt Council should not lose control over activities that it funds.

Following further discussion of the Society's requests, it was
RECOMMENDED

(A) Cashiers

- (i) THAT a separate raquetball cashier not be retained.
- (ii) THAT the part-time Cashier hours for the Rink and Pool be increased by 868 hours per year to a total of 2428 hours per year at a net cost of approximately \$1,000 per year.
- (iii) THAT the classifications and resulting pay scales of all Cashier positions be subject to classification review by the Director of Personnel Services.

(B) Statutory Holidays

- (i) THAT funding in the amount of \$1,830 including fringe benefits be included in the Society's budget to fund 2 Cashier-Clerk-Typists and 1 Activity Coordinator for 8 statutory holidays per year (the pro-rated costs for 1977 being \$640 if the rink and pool are closed on Christmas Day and Boxing Day.)
- (ii) THAT the part-time Society employees not be compensated on statutory holidays or other days when they are not actively employed.
- (iii) THAT the classification of Cashier-Clerk-Typist positions be subject to the approval of the Director of Personnel Services.
- (iv) THAT additional telephone coverage not be approved for statutory holidays.

(C) Accounting Clerk

THAT an additional Accounting Clerk be authorised at an annual cost of approximately \$11,250 per year.

cont'd.....

Standing Committee of Council
on Finance and Administration
August 25, 1977

(III-5)

Clause No. 3 continued:

(D) Telephone Operators/Stenographic Help

- (i) THAT an additional permanent Clerk Typist II be added to the Society's staff complement; to be partially funded from the 20 hours per week of part-time assistance presently included in the Britannia budget for a net increase in City costs of approximately \$4,700 per year (pro-rated in 1977 to approximately \$1500.)
- (ii) THAT the switchboard be operated an average of 70 hours per week; preselected stations being utilized in the "off-hours" with the telephone being listed accordingly; a recorded message being transmitted on their "main trunk" until new directories are printed.
- (iii) THAT the pagers being used by the Activity Coordinators be changed from "tone-pagers" to "voice-pagers".
- (iv) THAT funding for all approved positions be at the first step; classification to be subject to approval of the Director of Personnel Services.

(E) Vacation and Sick Relief

THAT greater pay for acting in a higher capacity during vacations and illness be approved at an approximate annual cost of \$3,000.

(F) Community Host/Activity Coordinator

THAT the Activity Coordinator function be extended from 70 hours to 98 hours per week at an approximate annual cost of \$9,750.

- (G) THAT City staff explore with the Britannia Community Services Centre Society Executive the possibility of a new agreement on a lump sum basis.

NOTE: The Committee's recommendations would result in a total additional annual cost of \$31,450.

4. Implications of Reduced Density -
Phase 2, Area 6, False Creek

The Committee could not consider this item due to time restrictions resulting from previous commitments at 6:00 p.m. It was noted that the Standing Committee of Council on Planning and Development will be meeting on September 8 at 4:00 p.m. to consider a False Creek matter and it was

RECOMMENDED

THAT this matter be referred to the meeting of the Standing Committee of Council on Planning and Development on September 8 with members of the Finance Committee being invited to attend.

The meeting adjourned at 5:40 p.m.

* * * * *

FOR COUNCIL ACTION SEE PAGE(S) 15

REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON
TRANSPORTATION



August 25, 1977

A meeting of the Standing Committee of Council on Transportation was held on Thursday, August 25, 1977, at approximately 3:30 p.m. in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT: Alderman D. Bellamy, Chairman
Alderman M. Ford
Alderman M. Harcourt
Alderman H. Rankin

ABSENT: Alderman W. Kennedy (Leave of Absence)

COMMITTEE CLERK: J. Thomas

The Minutes of the meeting of August 11, 1977, and the Joint Meeting of the Transportation and Planning and Development Committees of August 11, 1977, were adopted.

RECOMMENDATION:

1. Cassiar/Cambridge Loop

On July 22, 1976, the City Engineer in a report to the Standing Committee on Planning and Development outlined three possible solutions, including construction of a loop, to alleviate the traffic situation on Cassiar Street at the Second Narrows Bridge and the continuing problem of southbound traffic turning left off Cassiar Street to the local streets between the bridge and Hastings Street. Council, on August 10, 1976, approved the following recommendations of the Planning and Development Committee:

- THAT the City Engineer discuss the question of earth fill vs. structure with the PNE and work out the details relative to the provision of the required right-of-way.
- THAT the PNE be requested to grant permission to the Department of Highways to carry out the necessary surveys/soil testing, etc., at the proposed loop location.
- THAT the City Engineer report back when appropriate, relative to the right-of-way provision, maintenance, responsibilities, etc.

A further recommendation that construction of a Cassiar/Cambridge Loop be approved in principle with design and capital cost up to \$200,000, to be paid for by the Provincial Government, was deferred pending a report back from the City Engineer and the PNE.

In a Manager's Report dated August 16, 1977, (circulated) the City Engineer reported on discussions that have taken place with the PNE and the procedure agreed to by the PNE to permit the construction of a loop at Cassiar and Cambridge Streets. The City Engineer noted the full PNE Board would consider the matter on September 14, 1977; however the Executive and Finance Committees of the PNE concurred with the report and requested the City and Province proceed as soon as possible with the next step in accordance with the following recommendations:

- (A) The PNE/City lease relative to this land be revised so that the land for the loop reverts to City control;
- (B) The City make the necessary land available to the Provincial Government (but retain the land in City ownership) for construction of the left-turn loop;

Cont'd . . .

Report to Council
 Standing Committee of Council
 on Transportation
 August 25, 1977

IV - 2

Clause 1 Cont'd

- (C) The City pave the parking lot north of Wall Street at an estimated cost of \$65,000 (cost-sharing discussions will continue with the Provincial Government);
- (D) The City assist the PNE on construction costs of the parking lot eventually to be provided on Blocks 13, 24, and 31 when the land becomes available for this purpose. Estimated costs for this work are \$165,000 (1977 dollars) and cost-sharing with the Provincial Government is a possibility;
- (E) Acquisition of remaining properties on Blocks 24 and 42 be left to the PNE to pursue as in the past;
- (F) The City Engineer be instructed to negotiate with the Provincial Government on the cost-sharing for the \$65,000 and \$165,000 expenditures noted above.

Addressing the Committee, the City Engineer referred to concerns noted by the Director of Finance and suggested approval of Recommendations C and D should be subject to Recommendation F and satisfactory resolution of negotiations with the Provincial Government which would be reported back to the Committee.

With the aid of a film taken from the Cambridge Street overpass during morning rush-hour on Cassiar, the City Engineer illustrated the traffic back-up problems created by motorists from the North Shore turning left on to side streets between the Bridge and Hastings Street. A loop at Cassiar/Cambridge Streets would give east-bound traffic direct access to the Cambridge Street overpass and obviate the need for left turns across Cassiar.

r E.E. Readshaw, Director of Design and Surveys, Ministry of Highways and Public Works, outlined the Provincial Government's support for the loop and commitment to finance construction costs. He warned however, the proposal, while offering a worthwhile, cost effective scheme, was only a partial solution to a much bigger problem outlined in the Manager's Report.

Following discussion, it was

RECOMMENDED,

- A. THAT the PNE/City lease relative to land situated on the easterly portion of Block 6 required for a left-turn loop be revised so that the land for the loop reverts to City control.
- B. THAT the City make the necessary land available to the Provincial Government (but retain the land in City ownership) for construction of the left-turn loop.
- C. THAT acquisition of remaining properties on Blocks 24 and 42 be left to the PNE to pursue as in the past.
- D. THAT contingent upon the City Engineer negotiating with the Provincial Government a cost-sharing agreement satisfactory to the Council on the expenditures, the following recommendations also be approved:
 - i) The City pave the parking lot north of Wall Street at an estimated cost of \$65,000;

Cont'd . . .

Report to Council
 Standing Committee of Council
 on Transportation
 August 25, 1977

IV - 3

Clause 1 Cont'd

- ii) The City assist the PNE in construction costs of the parking lot eventually to be provided on Blocks 13, 24, and 31 when the land becomes available for this purpose. Estimated costs for this work are \$165,000 (1977 dollars).

2. Late Night Transit Services

Consideration was given to a Manager's Report dated August 16, 1977, in which the City Engineer commented on a B.C. Hydro proposal to revise the late night "Owl" transit service which was introduced four years ago.

In a communication dated July 21, 1977, (circulated), B.C. Hydro noted a recent evaluation of the services indicated a number of bus routes had failed to generate significant levels of patronage. Several routes - Arbutus, Knight, Nanaimo, Powell, Stanley Park and Fourth - regularly carried one passenger or less on trips leaving downtown after 1:10 a.m. and return trips on these routes handled virtually no riders. Continuation of the present service levels could not be justified in light of rapidly escalating costs and therefore it was proposed to introduce a revised service on October 28, 1977.

The City Engineer advised he had considered the planned revisions and concurred with B.C. Hydro's comments and proposal.

Mr. J. McLewin, Traffic Division and Mr. D. Walker, B.C. Hydro Transportation Division, reviewed with the Committee the schedule changes outlined in B.C. Hydro's letter of July 21, 1977, and it was pointed out the new network of "Owl" routings would provide transit service from downtown to within one-half mile of all points within the City, except for South-West Marine Drive and parts of the south-east sector (Champlain Heights/Killarney).

Grandview-Woodland N.I.P. Committee representative, Mr. D. Stone, addressed the Committee and expressed concern that the elimination of the Knight Street route after 1:10 a.m. would leave shift workers in the Grandview-Woodland area without public transportation to and from their jobs.

Responding to questions from the Committee Mr. Walker advised the revised service would result in operating cost savings of \$30.00 an hour per vehicle, or approximately \$1,200 per night. Hydro's philosophy was geared to the provision of bus service where there was a need. The routes being discontinued carried one passenger or less in the early morning hours with some routes showing no utilization at all.

Referring to Hydro's future plans, Mr. Walker stated new services were being studied for the False Creek Industrial Area, First Avenue and 25th Avenue (Crosstown). Long-term studies included an articulated service for Broadway, light-rapid-transit for the Central Park Line, and a revised Hastings service continuing past Kootenay Loop, through Burnaby.

It was

RECOMMENDED,

THAT the City Manager's Report dated August 16, 1977, be received for information.

Report to Council
 Standing Committee of Council
 on Transportation
 August 25, 1977

IV - 4

3. Pedestrian Actuated Signal:
Skeena and Hastings Streets

City Council on June 14, 1977, when considering a report of the Committee meeting of May 26, 1977, instructed the City Engineer to investigate and report back on the feasibility of moving the pedestrian actuated signal from Skeena and Hastings Streets to the intersection of Kootenay and Hastings Streets.

Before the Committee for consideration was a Manager's Report dated August 15, 1977, (circulated) wherein the City Engineer reported on a prior investigation of the pedestrian crossing situation which disclosed Skeena/Hastings was on a school collector route and the Police School Patrol Squad was strongly opposed to any move to relocate the traffic signal. Therefore, the relocation suggestion was not considered feasible. The City Engineer concluded the marked crosswalk and overhead illuminated signs planned for Kootenay/Hastings would give clear positive warning to motorists of the presence of pedestrians.

During discussion the Chairman commented the traffic signal at Skeena/Hastings would serve a major function with the planned opening of an international hamburger chain outlet on property presently operated as a retail food store on the south side of Hastings Street.

It was

RECOMMENDED,

THAT the Manager's Report dated August 15, 1977,
 be received for information.

The meeting adjourned at approximately 4:20 p.m.

* * *

FOR COUNCIL ACTION SEE PAGE(S) 54/5

V

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

SEPTEMBER 8, 1977

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, September 8, 1977 at approximately 4 p.m.

PRESENT : Alderman Harcourt, Chairman
Alderman Brown
Alderman Gibson
Alderman Puil

ABSENT : Alderman Kennedy (Leave of Absence)

ALSO PRESENT: Alderman Ford
Alderman Gerard
Alderman Marzari

CLERK TO THE
COMMITTEE : M. L. Cross

RECOMMENDATION1. Community Facilities, Phase 2, Area 6, False Creek

A report of the City Manager dated September 6, 1977 (copy circulated) was distributed at the meeting. Council on July 12, 1977 requested that the Committee discuss with the Park Board and the Development Consultant the centralization of community recreation facilities for Phase 2. The Development Consultant was to report on a suitable location for the facility including details on capital and operating costs of the facility.

The City Manager advised that arising from a series of meetings between the Development Group, Finance and Social Planning Departments, and the Park Board it was generally agreed:

- a) that a centralized facility is desirable.
- b) that the centralized facility should be approximately 10,000 sq. ft. in area, will cost approximately \$650,000 in capital funds, will require approximately \$15,000 per month for operating costs (including amortization of the capital costs) and should be located in Lot 4, adjacent to the Central Plaza.
- c) that the desirable and most readily available source of funding the capital costs is from public funds with no additions to the front-end costs. Operating costs would be funded through the Park Board with no additional levy on the residents.

cont'd.....

Report to Council
 Standing Committee of Council
 on Planning and Development
 September 8, 1977

(V-2)

Clause #1 continued:

No consensus has been reached on:

- a) how to provide capital funds.
- b) whether the facility should be constructed immediately.
- c) whether the centralized facility would take the place of or be in addition to the proposed decentralized spaces throughout Phase 2.

The City Manager stated that the following recommendations were acceptable to the parties involved:

- 1) That a site for a centralized community facility of about 10,000 square feet be reserved in Lot 4, adjacent to the Central Plaza.
- 2) That such a centre be constructed after occupation of some of the housing units, to take into account the desires of the residents and to allow financing to be assembled.
- 3) That the capital costs (estimated to be in the order of \$650,000) be financed from Municipal Incentive Grants, Provincial Recreational grants and from future Supplemental Capital Budgets.
- 4) That reasonable operating expenses be funded through the Parks Board budget.
- 5) That sponsors of individual enclaves be consulted about whether or not decentralized community spaces are needed in addition to the proposed centralized facility. If such decentralized facilities are provided, all capital and operating costs would be charged to the individual enclaves.

The question of Municipal Incentive Grants was discussed and Mr. P. Leckie, Director of Finance, advised that Municipal Incentive Grant funds earmarked for Phase 2 would have to be used for Phase 2 but the City will be receiving other Municipal Incentive Grants that are non-False Creek and non-Champlain Heights that could be used to help finance a community recreation facility. This would be a legitimate use of Municipal Incentive Grant funds.

Several of the members of Council present felt that the community recreation facility should not be constructed until some of the housing is built. The site should be reserved but the views of the residents in Phase 1 and the Fairview Slopes, as well as those going into Areas 10A and B should be canvassed to determine the demand for a community recreation facility. After sponsors are chosen for Phase 2 they should be asked for their input on what facilities should be provided.

cont'd.....

Report to Council
 Standing Committee of Council
 on Planning and Development
 September 8, 1977

(V-3)

Clause #1 continued:

Some members of Council also felt that the facility should be located in a separate building. Mr. Sutcliffe advised that three locations had been discussed - a building on Alder Bay, space on the ground floor of the building proposed for Lot 4, and a building for Anderson Street. Alder Bay was not chosen because of its close proximity to the seawall. The Anderson Street location has been proposed for indoor sports facilities but 10,000 sq. ft. of community recreation facilities could be provided although the location doesn't lend itself to becoming a focal point for residents. The ground floor of Lot 4 was chosen as it opens onto the Central Plaza, the focal point of Phase 2 development. It was recommended that day-care for 20 children be located in Lot 4 adjacent to the centralized community facility. Mr. Sutcliffe advised that the building on Lot 4 will be designed so that if the community recreation facility is not constructed immediately the space will be utilized for residential purposes. When it is decided to go ahead with the community recreation facility residential leases will be cancelled and the space will be converted for recreational facilities. In any event, some of the financing for the community facility will have to be provided at the time the building on Lot 4 is constructed. A member of Council stated that it would not seem reasonable to put residential above community facilities. Perhaps the community recreation facility should be located in the three storey portion of the building where there would be no residential above.

The Committee discussed who the community residential facility was designed to serve. The Chairman estimated that it would serve the following residents:

2200 Phase 1
 1300 Phase 2
 1500 Areas 10A and B
 1300 Fairview Slopes

In reply as to the amount of money that might be available Mr. Leckie estimated \$200,000 from Provincial Recreational Grants, \$200,000 from non-False Creek and non-Champlain Heights Municipal Incentive Grants with the remainder of approximately \$250,000 coming from future supplementary capital budgets. He also stated that if Council is firmly in favour of the centralized facility it is possible to firm up funding by recommending that Council earmark the money from the 1978 supplementary capital funds. There should be no problem in this case as the 1977 Council will be allocating funds for the 1978 supplementary capital budget. After considerable discussion the Committee:

RECOMMENDED:

- A) THAT a site for a centralized community facility of about 10,000 square feet be reserved.

cont'd.....

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(v-4)

Clause #1 continued:

- B) THAT such a centre be constructed after occupation of some of the housing units, to take into account the desires of the residents and to allow financing to be assembled.
- C) THAT the capital costs (estimated to be in the order of \$650,000) be financed from Municipal Incentive Grants, Provincial Recreational Grants and from future Supplemental Capital Budgets, utilization of such capital costs to be the subject of a report from the Director of Finance.
- D) THAT reasonable operating expenses be funded through the Parks Board budget.
- E) THAT sponsors of individual enclaves be consulted about whether or not decentralized community spaces are needed in addition to the proposed centralized facility. If such decentralized facilities are provided, all capital and operating costs would be charged to the individual enclaves.

During discussion of the above matter the Chairman requested direction as to whether the members of Council would like to hear a presentation from Mr. H. Burke. The Council members present indicated that Mr. Burke had appeared before Council previously and unanimously agreed that he not be heard.

2. Implications of Reduced Density, Phase 2, Area 6, False Creek

The Committee considered a report of the City Manager dated July 22, 1977 on file in the City Clerk's office, which was referred by the Finance Committee on August 25th to the next meeting of the Planning and Development Committee.

Council on July 12th passed the following motion:

"That the Director of Finance and Development Consultant report on the financial implications of reducing the density of development in Phase 2, Area 6, False Creek to provide more open space."

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(V-5)

Clause #2 continued:

When requested to comment on the financial implications of reducing the density Mr. P. Leckie, Director of Finance indicated that a further subsidy in Phase 2 would not create a cash flow problem but would represent an economic problem and decision. He requested the Committee to give this matter the same attention as if it were a cash flow problem.

The City is borrowing four million dollars from Central Mortgage and Housing Corporation for Phase 2 and must pay this money back.

Mr. E. D. Sutcliffe, False Creek Development Consultant, advised that the development plan which was presented to Council on July 12th balanced recovery of front-end expenses and affordability of individual units. If a decision is made to have fewer units there would be higher housing costs or less than full return of the City's front-end expenses.

Eight different options were provided, reducing the density from 600 dwelling units to 500 and to 400 dwelling units. The impact on City subsidies, land lease value, operating costs of dwellings and average annual incomes for each of the eight options is as follows:

	Number of Dwellings	Size of Park	Front-end Expenses		Increase in Costs Per Dwelling			Average Change in Annual Income*
			Recovery	Additional Subsidy	Land Value	Lease	Operating Costs/Month	
1(a)	500	5.1	6,800,000	Nil	\$1,900		\$15.00	\$655
(b)	500	5.1	5,870,000	933,500	Nil		Nil	Nil
(c)	500	6.43	6,800,000	Nil	\$2,200		\$17.40	\$760
(d)	500	6.43	5,870,000	1,090,000	Nil		Nil	Nil
2(a)	400	5.1	6,800,000	Nil	\$4,750		\$37.60	\$1,640
(b)	400	5.1	3,733,200	1,866,800	Nil		Nil	Nil
(c)	400	7.76	6,800,000	Nil	\$5,500		\$43.50	\$1,900
(d)	400	7.76	3,733,200	2,180,000	Nil		Nil	Nil

* Assumes 27.5% of income may be spent on housing.

As an example if the westerly enclave of one acre containing 88 market dwelling units was eliminated, the cost to the City of developing the one acre of land as park and receiving no return would be 1.1 million dollars. If the westerly enclave was deleted the proposed use for the other enclaves would be changed; one of them would have to be market. Mr. Leckie stated that Council has instructed its officials to recover costs through land lease rents. If you delete some of the housing the City is not going to get back its investment. If you don't recover the costs we are subsidizing even further i.e., 1.1 million dollars for park that would not be a destination park but one that would be for the benefit of the residents of Phase 2. The fact that the City is not trying to recover full market enables the City to have non-market housing in False Creek.

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(V-6)

Clause #2 continued:

If you subsidize another acre for park you are in effect subsidizing the residents. Further subsidy on the residents of Phase 2 through an increase in land lease rents, will threaten both market and non-market housing.

The Director of Finance was questioned as to what the City's costs would be if Phase 2 were abandoned. Mr. Leckie was unable to provide the necessary figures as the costs would be dependent upon a number of variables i.e., would the land be developed as park; however, he advised that the out of pocket costs so far for Phase 2 are 2 to 3 million dollars. In answer to a question as to what the costs to the City would be if only the easterly portion is developed, Mr. Leckie advised that before these figures are known the City Engineer would have to completely reassess servicing costs.

RECOMMENDED:

THAT the report of the City Manager dated July 22, 1977 be received for information.

The meeting adjourned at approximately 6:10 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 16